

MINUTES: Tuesday, June 7th Meeting₁

Glendora Garden Homes IV HOA Board

Website: www.ggh4.org

Call to Order: 7:05pm, Poolside. 2011 Board in attendance: Scott Campbell, Paul Sheldon, Diana Nicolaou, Paula Verdugo, Steve Thomas, and Isolde Ferhman (Western Condo Management)

Homeowners: none

Next Meeting: Tuesday, *July 12th, 7PM*, location *Poolside*

The time, date, and location (if known) of the next month's meeting will be included in the current minutes. Agendas will be posted in advance of meetings on our bulletin board next to the mailboxes. You can send inquiries or comments to the Board via the **www: [ggh4.org](http://www.ggh4.org) website** via the "contact form" on the Home page.

The meeting minutes of the May 10th, 2011 meeting were approved by the board.

Agenda Items:

Home Owners Comments: #1208, Phillip Klotz, contacted a board member to alert the board that the wrought iron fencing – facing Arrow Highway is falling apart. Several of the iron rails have rusted away. Mr. Klotz has spotted teenagers going through the fence to enter the HOA's private green space next to the end unit, #1207. After the meeting the board reviewed the condition of the fence. It appears to be a total loss and will have to be replaced. The board will seek bids from our Landscaper and local fencing contractor. Thank you Phillip for bringing this to our attention.

Old Business

- **Termite and Wood Rot Repairs.** Morgan Termite, the approved vendor to treat and or replace termite infested wood, finished their portion of work in units #1233, #1226, and #1235. In addition, the flooring contractor, Craft Coatings, finished their balcony work at #1235. Painting the replaced wood is the next phase of the project. The Board is seeking bids.
- **Lighting Sensor for North Side Units.** Status, no change as yet.

- **Yard Sale.** An estimated 4 to 6 unit residents participated in the yard sale Saturday, May 14th. One participant estimated she had around \$300 from her sales.
- **Residents' Use of the Pool area for Celebrations.** There have been a couple of celebrations and as much as we can observe, except for a few colorful streamers hanging from the trellis, the pool area was cleaned up after the events. To recap a few important items related to the pool area, if your event involves a sizeable number of guests, please ask them to park on either Valley Center or Arrow Highway. Please leave parking spots for our residents. Contact a board member who will provide you with a key to the cleanup supplies storage box for garbage bags/etc. Observe common sense safety practices. Please review the do's/don'ts listed in the May board minutes.

New Business

- **Access Doors in the Pool Area.** The wooden doors are 26 years old and need to be replaced. Scott will contact the vendor who installed the new doors to the three trash bin areas. These doors are about 3 years old and they are looking good still.
- **Trash Bin Areas.** As mentioned in previous minutes, practical disposal of trash into the bins remain an issue. While the bins where on Valley Center to be emptied, someone left their trash bags on the ground. Athens Trash haulers will not pick up any trash not inside the movable bins. As a small community we should be looking out for each other, including not dropping off trash/discards that someone else will have to deal with. If your item is too big for the trash bin, call the /-888 number on the bin for a pickup at your address. The resident in #1209 was very cooperative about removing an old water heater and calling Athens.
- **More Termites.** Unit #1209 has wood damage - probably termites from the appearance of the wooden beam - on his south balcony. He will seek repair bids and present them to the board for review.
- **Financial Review.** The board reviewed the monthly financial report issued by Isolde. The numbers looked good. One unit remains seriously behind in dues payments. A delinquent assessment lien was recorded last month on #1248.