

MINUTES: Tuesday, July 12th 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, and Isolde Ferhman (Western Condo Management)

Homeowners: none

Next Meeting: Tuesday, August 9th, 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 website](http://www.ggh4.org)** via the "contact form" on the Home page.

The meeting minutes of the June 7th, 2011 meeting were approved by the board.

Agenda Items:

Home Owners Comments: A homeowner reported the hibiscus plants along the Valley Center side had white flies and needed to be trimmed back. Our thanks to the homeowner; we will check the hibiscus and contact our gardener, A.W. Gardening, to take appropriate and immediate action.

Old Business

- **Tree Roots from removed ficus trees.** The unit owner from #1226 sent a letter to the board to remind us that the exposed roots between units #1226/27 and #1246/47 have not been removed as yet by the Tree Trimming contractor. We have reached the contractor several times, but no action as yet. We will contact them again.
- **Lighting Sensor for North Side Units.** Status, no resolution as yet.
- **Iron Fencing – Arrow Highway side, next to unit #1207.** The board approved a bid of \$450 from Stump Fence Co. to repair/replace elements of the fence and restore its stability.
- **Replace the Equipment Access Doors in the Pool Area.** The board approved the bid from Stump Fence Co. to replace the 26 year old wooden doors. Bid is \$1,785 to install

two new (color: “almond lakeland”) vinyl doors. The new doors will be similar in style and finish to the doors installed in our 3 trash bin areas. While improving the overall appearance of the pool area, the doors were getting harder to open each time.

- **Termite Damage to Unit #1209.** The board approved the bid from Morgan Termite Co. to treat/replace wood damage to both balconies. Cost is \$575.

New Business

- **New Umbrellas in the Pool Enclosure Area.** The board approved additional sun umbrellas for the pool area and will seek pricing.
- **Earthquake & General Insurance Coverages Renewed with State Farm.** As a reminder, most mortgage lenders want to have a copy of insurance coverage for the HOA. A copy for homeowners’ reference will be posted to our web site.
- **Financial Review.** The board reviewed the monthly financial report issued by Isolde. Our HOA has \$285,146 in cash reserves.