

MINUTES: Tuesday, August 9th Meeting

Glendora Garden Homes IV HOA Board

Website: [www: ggh4.org](http://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 Mgmt)

Homeowners: Barry Bernhard, unit #1219

Next Meeting: Tuesday, Sept 13th, 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 in the [www: ggh4.org website](http://www.ggh4.org) via the "contact form" on the Home page.

The meeting minutes of the **July 12th, 2011** meeting were approved by the board.

Agenda Items:

Home Owners Comments: Barry complemented the 2011 board for their performance and dedication to our small community. Thank you Barry! Such appreciation seems a bit rare. Recently, two board members were changing common area light bulbs; an owner stopped them and briskly stated his burnt-out bulbs needed changing. Unfortunately, this was one more display of either an "entitlement (I pay my dues)" or a "don't bother me" attitude evident to the few volunteers GGH4 has. Perhaps the answer to the following is obvious: "Do you want to live in a better neighborhood?" Please see one possible answer below under, "Volunteers".

Old Business

- **Tree Roots from removed ficus trees – 1226/1227.** The tree roots have been removed by the original tree trimming service. The roots showed no indication of regeneration. It was noted that there is a very large branch touching the backyard fence separating #1226/1227. The arborist stated that the weight of this tree branch may be a problem to the fence in the near future. Residents are reminded to keep their planted shrubbery/trees trimmed to maintain the integrity of the common area fencing and structures.

- **Iron Fencing – Arrow Highway side, next to unit #1207.** Work is completed. The old fence is looking much better with replaced rails, paint, and a new top.
- **New Equipment Access Doors in the Pool Area.** Work is completed by Stump Fence Co. The new doors certainly look better than the weather worn wooden doors.
- **Termite Damage to Unit #1209.** Morgan Termite Co. completed their treatment/repair. The replaced wood needs to be painted. Paul will check the availability of the painters used previously.
- **New Umbrellas in the Pool Enclosure Area.** Two new umbrellas w/stands (cost \$200) have been installed in time for a hot summer. Thank you Diana for making this happen.

New Business

- **Decorative/Holiday Items on Balcony #1239.** The board sent a letter to the owner requesting that holiday items be removed as soon as possible. The owner may appear before the board at the next meeting to justify this apparent permanent installation.
- **Pool Floats/toys Left in Pool area.** At the monthly meeting there were various pool toys evident. To pool users, please take your belongings back to your home.
- **Laundry on Balcony.** The resident who has been using the balcony to dry out towels received a letter from the board. CCR's bans this practice
- **Curb Repair.** Some of our curbing are showing cracks. A few caused by tree roots are significant. The board will seek repair bids. If this is a significant expense, we may vote to postpone repairs to next year.
- **Nominations for 2012 Board.** Isolde will be mailing out nomination forms for next year's GGH4 executive board. Please take time to reflect on potential board nominees and return your form to Isolde.
- **Volunteers.** Take a look at your neighborhood. Your monthly dues pay for outside services, e.g., gardening, pool, tree trimming, as well as insurance, utilities and repairs. There are other services where non-paid volunteers help to lower our maintenance costs, e.g., volunteers replace burnt-out bulbs. Two years ago we had an outside service. Volunteers watch the pool water levels (several times we avoided burning out our pumps because of low water levels). Take a look at the bulletin board for something you can take on. Your help doesn't have to take a lot of time. There are 48 households. The board believes that if each resident volunteers a very modest time each month, our complex can look so much better.
- **Financial Review.** The board reviewed the monthly financial report issued by Isolde. Our HOA has \$282,398 in cash reserves. Total expenses to budget are favorable.