

# MINUTES: Tuesday, September 13<sup>th</sup> 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:** *none*

**Next Meeting: Annual HOA General Meeting & Election of 2012 Board**

**Time & Date: Tuesday, October 18<sup>th</sup>, 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](http://www.ggh4.org) website via the "contact form" on the Home page.*

The meeting minutes of the September 13<sup>th</sup>, 2011 meeting were approved by the board.

### Agenda Items:

**Home Owners Comments:** Barbara Newman wants to pass this thought along to anyone who may need an electrician. They "did good work and they were very affordable." Her contact was: Perry, Integrity Electric, in Glendora, 626-253-5222. Thanks for the tip Barbara!

### Old Business

- **Volunteers Stepping Forward.** To date, the board has not seen any resident who wants to step forward and volunteer for an activity. The list of possible volunteer activities is on the GGH4 bulletin board next to the mailboxes.
- **Termite Damage to Unit #1209.** Awaiting painting the new wood.

### New Business

- **Curb Repair.** You probably have noticed that there are several areas that have cracked curbs and a few raised walkways in various conditions due to roots, shifting ground levels, and/or wear and tear. At our request A & W Landscaping reviewed the entire HOA complex and submitted a detailed bid of \$3,100 for the project. Locations of the

curbs to be cut out and replaced will be identified on the bulletin board. Schedule of work is to be announced. The board voted 5 – 0 to accept the bid. A&W also bid on replacing the diseased trees at the south driveway entrance. The board agreed that these trees should be replaced, but the project can be tabled until next year. Scott will contact A & W to proceed with the concrete work.

- **Front Screen/Security Doors.** The resident at #1247 asked if there is a standard screen door that has been approved by the board/previous boards. To our knowledge, as long as the front screen door is black or a very dark brown, it is fine.
  
- **Nominations for 2012 Board.** Nominations were received by Isolde, who is the GGH4 HOA board election supervisor. She will mail out ballots to all owners. The packet will include an embossed ballot, voting instructions, and a self addressed envelope. Owners, please use only the embossed ballot form to mark your selections (copies cannot be accepted), place your selection in the envelope marked “SECRET”, place both in the self addressed envelope, and mail to Isolde.
  - Isolde will bring the ballots enclosed in the Secret envelopes to the October 18<sup>th</sup> General meeting where she will tabulate the ballots. Mailing your ballot to arrive before the board meeting is preferable, but it is OK to hand your ballot to Isolde at the General Meeting.
  - The board thought it a good idea for Steve to prepare a note advising unit owners that for the election to be valid, the HOA needs a majority (25 out of the 48 units) unit owners who have voted. Without this quorum, there needs to be another election/s until a quorum has voted. Let’s avoid duplicating this expense. Diana agreed to distribute the reminder note to each door in the complex.
  
- **Financial Review.** The board reviewed the monthly financial report issued by Isolde. Our HOA has \$290,963 in cash reserves. Total expenses to budget remain favorable.