

# MINUTES: Tuesday, Oct. 18<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:** Mr. & Mrs. Chen from #1231. They moved into the complex not too long ago and they wanted to learn more about the GGH4 Association. They thought our annual meeting would be a good place to start.

**Next Meeting: Tuesday, November 8<sup>th</sup>, 7PM**

**Location:** #1233, Steve Thomas'

*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 with one change: the correct phone number of *Integrity Electric* is **626-253-5222**. Ask for Perry.

### Agenda Items

#### Old Business

- **Volunteers Stepping Forward.** We've seen some improvements. Thank you to the owner/residents who are sweeping out some of the trash bin areas. They prefer to remain anonymous. To those who volunteer for even the smallest of efforts, your 2011 Board thanks you and asks, please keep setting good examples; it could be contagious.
- **Termite Damage to Unit #1209.** The unit's replaced wood was painted with our standard brown paint.
- **Curb & Sidewalk Repair.** The project has not started yet. Board members Scott and Steve will review the bid components from the project estimate of Sept 12<sup>th</sup> with A.W. Landscaping and clarify areas to be repaired. There are curb sections in the pool parking area where workers will need to block parking temporarily. Any work is not to commence before 8AM each day. Steve will place notices on the bulletin board.

## New Business

- **Election of the 2012 GGH4 Executive Board.** The election officer, Isolde Ferhman from Western Condo Management, opened the ballot envelopes and tabulated the votes from owners. The results are: the 2011 board was re-elected. Thank you for your vote of confidence.
- **Auction Notice for 1248.** This unit is scheduled for auction. We understand there is over \$300,000 in liens against this property, including our approximate \$6,500 lien for about 2 years of unpaid monthly dues. (The unit's mortgage apparently was upside down and the family of the owner who died "walked away" from the property.) We don't know what the amount of the winning bid will be, but our lien is probably last in line after taxes and any mortgages. We can hope for full payment, but that is not probable. We understand the new owner is not liable for prior unpaid liens.
- **Approval of Resident Pets.** With respect to the CC&Rs, Article III relating to "pets", the board re-affirmed a prior board's decision relating to size and number of pets. The 2011 board approved and signed a letter "To Whom It May Concern". The board asks of all pet owning owners and residents to ensure their pet is maintained to avoid annoyance or nuisance, and secondly, they preserve the safety to other owners/residents of the GGH4 development.
- **Financial Review.** The board reviewed the monthly financial report issued by Isolde. Our HOA cash reserves remain at the \$290,000 level at this time. There are some expenses that are pending and, as indicated above, we probably will receive much less than the full amount from the lien against #1248. Some expenses this year, especially for pool repairs, were well over budget.
- **Monthly Support Fees.** Isolde, whose fee has remained at \$250 as long as anyone can remember, asked for a \$50 per month increase. The board approved this request.
- **Review of 2012 Budget and Discussion of Association Monthly Dues.** The board reviewed and approved the proposed 2012 budget prepared by Isolde. Our monthly dues have remained at \$255 for 3 years. We believe it was time for a small increase of \$5/month (\$60/year) to \$260/month for each unit. We recognize the economy is not in great shape, but we need to keep our finances on the solvent side for future years.