

MINUTES: Tuesday, Nov. 08th Meeting

Glendora Garden Homes IV HOA Board

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

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

Homeowners: none present

Next Meeting: Tuesday, January 3rd, 7PM

No meeting in December

Location: *To be determined. Site of next meeting will be announced with the posted Agenda for the January meeting.*

*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 anytime in the **www: ggh4.org** website via the "contact form" on the Home page.*

The meeting minutes of the October 18th, 2011 meeting were approved.

Agenda Items

Old Business

- **Curb & Sidewalk Repair Project.** Scott & Steve walked the proposed project with A/W Landscaping. Approximately 40 feet of curb replacement was considered not necessary, but a small amount was added in other areas. Two additional sidewalk entrances were added because they were showing either sinking or lifting due to tree root growth. Work commenced in stages to reduce the amount of exposed work in progress (trenching, debris, exposed piping, etc.)
- **Unit 1248 & Collection of Past Dues.** This unit sold at auction for quite a bit less than the \$300,000 in liens (taxes, mortgages, our dues, & ??). The new owner is responsible for the unit's monthly fees from the purchase date forward. Our budgeted income took a \$6,000 shortfall.

New Business

- **Damage Repairs to Pool Restroom Doors.** We are not sure why the plastic louvers popped out on both restroom doors (age or someone kicked them). They have been repaired with new louvers. Thank you Diana Nicolaou for purchasing new materials and to Carlos Verdugo (Paula's husband) for installation. The doors look much better now.
- **Exterior Stucco Walls – Condition.** Some units are showing very noticeable black streaks on their exterior stucco walls. It's especially evident on chimney surfaces. Several years ago, Scott Campbell and Paul Sheldon water blasted black streaks off of stucco on several units. They used a small nozzle that shoots out a concentrated stream of water. Their efforts eliminated a majority of the debris. Unfortunately, some unit owners did not want them to enter their backyards and nothing was done.
 - We decided to table the discussion of this topic, including possible cleaning options until the January meeting.
- **Review of 2012 Budget and Discussion of Association Monthly Dues.** As announced in the October minutes, our HOA monthly dues were increased \$5 to \$260 per month next year. Isolde will mail to each home owner the 2012 detailed budget.

***Your 2011 HOA Board wishes all unit owners and residents a very
Happy Holiday and New Year.***

