

MINUTES: Tuesday, February 7th Meeting

Glendora Garden Homes IV HOA Board

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

Call to Order: 7:05pm, Diana's home. 2012 Board in attendance: Scott Campbell, Diana Nicolaou, Paula Verdugo, Steve Thomas, and Isolde Ferhman (Western Condo Mgmt)

Homeowners: Nick Nicolaou

Next Meeting: Tuesday, March 13st, 7pm

Location: Thomas Residence, #1233.

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](http://www.ggh4.org) website via "contact form" on the Home page.

The meeting minutes of the January 10th were approved.

Agenda Items

Old Business

- **FHA Eligibility.** The board voted to direct Isolde to submit appropriate forms to re-establish our association's eligibility with the Federal Housing Administration (FHA). We reviewed a newspaper article re this subject. The FHA apparently has tightened their rules to be eligible for their loans. They increased their requirements for condo complex wide certification rather than unit by unit. Paula and Diana offered to coordinate sourcing, printing, and sending applicable forms to Isolde who will file the forms. The board will follow up in the next meeting re status of filing.
- **Illegal Parking.** Some residents continue to park in front of their garages. Please understand that our complex's driveway areas have been designated as 'fire lanes' by Glendora building codes and/or its fire department. Keeping these lanes clear of parked vehicles allows for quicker access in emergencies. Illegally parked cars also can pose a safety hazard, especially to our young residents. All but very temporary parking is prohibited. In addition to City code, our association rules (page 12 of HOA CCR's) define approved and restricted parking areas. Parking in front of garages only is allowed for very temporary parking, e.g., unloading or washing your car. Please park in the marked

spaces if you cannot park inside your garage. The board may have cars towed away and/or, at its discretion levy fines on the unit owner.

New Business

- Jacuzzi Heating Unit Leak. The leak has become more evident when the Jacuzzi is turned on. Scott will contact Sparkling pools to make necessary repairs. Sparking Pools will submit cost estimates to either repair the existing unit (just under 7 years old) or purchase a new more efficient unit.
- Tree Trimming. The board approved the bid of \$2,350 from Best Tree for the annual trimming of common area trees (54 trees). We received a request from a unit owner to also trim a very overgrown cypress tree in the common area between unit 1237 and 1238. We'll add this tree to the list.
- Landscaping Work. Steve did not receive A/W Landscape's cost estimates of the several projects listed in the January minutes. We would like to accomplish this in the first quarter of this year. Most significant is the replacement of the 3 diseased trees at the Arrow Highway driveway entrance. We are thinking the new trees should be the Eastern Red Bud (the same tree selected for the Arrow Hwy front). We'll ask Best Tree to also submit a bid for the removal and for the installation of the new trees.
- Status of Solar Heating Unit for the swimming pool. The heater has not been functional for some time. Sparkling Pools reviewed the equipment and recommends either a new solar heater be installed (replacing a 25+ year old unit) or a new gas powered unit. They offered approximate numbers: for solar power, the high end would be \$6,000 (not including new solar panels); or, \$3,000 for a new gas powered unit. Without complaint people have been using the pool, especially in the summer, with no temperature controlled water. We will consider a third option: "do not spend the dollars". Steve was directed to post a description of the condition of the pool and solicit unit owner opinions via our web site's "send an email to the board".
- Common Wall Plumbing Leak, unit #1214 – Montoya. The board approved the bill from Roto Router for repairs. There was a consensus, though, that we did not receive the best pricing from this vendor. In the future we may contact Golden Eagle Plumbing for better pricing.
- Termites at unit #1233 – Thomas. Steve will schedule Morgan Termite to survey and submit a report for the board's review.
- Light Bulb Supplies. Our supply of bulbs is growing low. Steve checked several web sites and submitted pricing for new bulbs rated at 10,000 hours, 2700k CFL, 2 pin GX23 base. The board agreed to source a new order from "1000 Bulbs". The previous supplier nearly doubled their price per unit for their bulbs.