

MINUTES: Tuesday, June 12th Meeting

Glendora Garden Homes IV HOA Board

www.ggh4.org (web site for "Glenview Lane" addressed homes only)

Call to order: 7:05pm, poolside. 2012 Board in attendance – Scott Campbell, Paul Sheldon, Paula Verdugo, Diana Nicolaou, Steve Thomas, and Isolde Fehrman (Western Condo Management)

Homeowners: None present, emails submitted through our website.

From Sue Enlow at #1221: Does the HOA cover ants inside our homes?
Response: No, it is the responsibility of the resident.

#1244 asked if it was OK to use a temporary ramp for wheel chair access. The board gave its OK as long as the owner's ramp's is very visible to drivers.

Next Meeting: *Tuesday, July 10th, 2012*

Location: *Pool side, weather permitting*

The time, date, and location of the next month's meeting will be included in the prior month's minutes. Agendas for meetings will be posted in advance of the future meeting on the HOA bulletin board next to the mailboxes. Home owners and residents can send inquires or comments to the Board anytime via the www.ggh4.org website (Glenview Lane addresses only) using the "contact" tab on the Home page.

The meeting minutes of May 8th were approved.

Agenda Items

Old Business

- The FHA Application for Loan Eligibility. Isolde has not heard from them since they sent a receipt confirmation and case number.
- Illegal Parking in front of garages. The resident at #1206 was cited with a warning notice left on their vehicle. There have been no repeat occurrences. Please observe city and state codes and HOA rules as well, regarding parking of vehicles. If you cannot park inside your garage, use one of the designated parking spaces.

New Business

- HOA Revised Insurance Coverage with our Carrier. A resident seeking to refi their home loan discovered a higher Federal insurance requirement for "Honesty Insurance". Its intent is to protect the savings of HOA's. Currently we have a \$100k coverage. With the new requirements of complete coverage of savings, plus an average 3 months operating costs, we asked our carrier, State Farm, for a new quote. As these are new general requirements;

they will ask their Chicago HQ for a quote for a bond/insurance to cover our HOA level: \$400k coverage.

- Red Concrete Repair Project. Our contractor is currently working on a very large project. We have been assured that we are next.

Please note that this project will involve removal of sections and pouring new concrete. Access in/out will be partially limited, but not totally blocked. We ask for cooperation from residents while the concrete dries/hardens.

- A county pool inspector reviewed our pool during the month and mailed a report for corrections to Isolde. The pool safety sign was partially blocked by plants (corrected). Second item, we lacked an emergency life preserver and rope. Paula Verdugo volunteered to go to Leslie Pool on Arrow to buy what we need and installation. Both requirements will be accomplished in June.
 - Pool users, have you noticed sometimes there is trash and toys spread around the pool area and other times the area is clean with furniture in their original places. Everyone who uses the pool/Jacuzzi should take pride in the HOA's asset and pitch in to keep it clean.
- The board reviewed Isolde's latest monthly financial report and found it in order.

Our Neighborhood – Recognizing Extraordinary Actions.

- The board salutes, once again, the Verdugo's for both purchasing the required safety items for our pool and saving the HOA the cost of installation. Paula's daughter called the inspector daily for more than a week to ask about the required length of rope (the longest pool dimension) for the preserver.
- Thank you Carlos Verdugo for cleaning it up cat litter in the bin area which some thoughtless person left for others to see/smell.
- Pool/Jacuzzi Area. Thank you Diana Nicolaou for picking up the pool area's trash and maintaining the restroom supplies. Thank you Scott Campbell for making sure the water levels are at their correct height, preventing our equipment from burning out. Scott will ask our pool service about the cost of automatic water levelers.
- The Arrow Hwy side trash enclosure has had a couple of wooden beams left there for months. Would someone take the initiative and cut them up to place in the bins or would they call Athens Waste Disposal at 626-255-3856 for pickup.