

# MINUTES: Tuesday, July 10<sup>th</sup> 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, Steve Thomas, and Isolde Fehrman (Western Condo Management)

**Homeowners:** *None present: submitted from telephone call or through our website.*

*(added from June 12<sup>th</sup> meeting)* #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.

A neighbor wanted to know when #1239 was going to remove their Christmas lights and 'junk' from their south facing balcony. The board noted that those items have been present for several months. We will send a letter requesting removal of these items.

**Next Meeting:** *Tuesday, August 7<sup>th</sup>, 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.ggh4org](http://www.ggh4org) website (Glenview Lane addresses only) using the "contact" tab on the Home page.*

The meeting minutes of June 10<sup>th</sup> were approved w/ the addition of the above in the July minutes.

## Agenda Items

### Old Business

- The FHA Application for Loan Eligibility. No update. The review process may take months.
- Illegal Parking in front of garages. One resident was cited with the warning letter in June. We appreciate resident adherence to the no parking restriction. Please observe city and state codes and HOA rules as well, regarding parking of vehicles.
- Increase of Insurance Coverage. The board, as required by a new lending requirement for federal loans, has increased our HOA coverage for "Crime General Provisions" to \$400k to cover the reserves plus 3 months operating costs. The premium increase was only \$64. The current policy will be added to our website.
- Concrete Repair Project. On hold. Please note that access in/out for our main driveways will be partially limited. We ask cooperation from residents while new concrete dries/hardens.

## **NEW BUSINESS**

- Low Level Solar Power Lighting. Some owners have added solar lighting to their front areas. The board approved a modest purchase of solar lighting (1 or 2 lux) to add a positive ambience to our common areas. Scott and Steve will place the units as soon as they are available.
- Pool Area Correction Items. A county pool inspector reviewed our pool during the month and mailed a report for corrections to Isolde. All inspection items to be corrected are completed.
- Sprinkler Master Control Panel. Our landscaper is aware that our equipment is very old and they are doing their best to keeping it functional. A rough estimate for a new panel plus programming is \$3k to \$5k.
- Pool Area Sign. For those who have served on the board in previous years, you know that all of your HOA related time is at no cost. Board members donate their time for the improvement and safeguard of our HOA neighborhood. For Scott and Diana, who have looked after the general upkeep of the pool, at times it's been discouraging the way some users (owners, renters, friends) have left the pool area: trash, toys, related furniture, etc. We think it's time for a sign stating the obvious. A "clean up after yourself..." sign. We hope those who don't ... will... after seeing the sign. The obvious conclusion, if the HOA did not have its volunteers, the area would go downhill fast. The other alternative is spending \$\$ to hire a service to do this job and impacting our operating budgets and quite probably the unit owner's monthly fees.
- The board reviewed Isolde's latest monthly financial report and found it in order.

## **Our Neighborhood – Recognizing Extraordinary Actions.**

- The Arrow Hwy side trash enclosure has had a couple of wooden beams left there for months. It has been brought to our attention that this wood came from unit #1218. Steve also will draft a letter to send to the owner who purchased the unit and had the patio cover removed.
- Ms. Sarkisian, unit #1216, who passed away several months ago, donated her unit to charity. The City of Hope now has ownership and they will have it up for sale soon.