

MINUTES: Tuesday, August 7th Meeting

Glendora Garden Homes IV HOA Board

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

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

Homeowners: New residents Mike & Michele from unit #1248.

They attended to learn the status of GGH 4's application to HUD for FHA eligibility. Their purchase was contingent on acquiring an FHA loan.

Please refer to this subject below.

A neighbor wants #1239 to remove their Christmas lights and unsightly 'junk' from their south facing balcony. Pending: letter to the owner for removal of items from their balcony.

Next Meeting: *Tuesday, September 4th, 2012*

Note: *Annual General Meeting and board election is October 16th; please remember to vote your selection of board members for 2013.*

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 inquiries 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 July 10th were approved.

Agenda Items

Old Business

- Application for FHA Eligibility. The Federal law changed *from* condos being individually approved *to* the entire complex needing certification. The board realized having this loan eligibility was a benefit to all owners. We asked Isolde to submit the appropriate documents to HUD. This month we learned from the HUD website that our application is pending submission of: 1, "signed by-laws; 2, a Fidelity Bond/Insurance at the sufficient level with the management company as "additional insured"; and 3, a FEMA Flood Map.
 - The board already had increased our HOA's "Honesty Insurance", to the level as required by HUD -\$400,000. This amount, as stated in the July minutes, is sufficient to cover our reserves plus the minimum 3 months operating costs. We discovered, however, this coverage only applies to board members/employees.

- Since our finances are handled by Western Condo Management, our HOA insurance will need a second coverage at the same level to satisfy HUD requirements. State Farm quoted a cost of \$1,200. The board voted to approve this coverage.
- As soon as State Farm issues the certificate of insurance, we will resubmit the additional paperwork.
- Illegal Parking in front of garages. Due to repeated occurrences one resident received a final warning letter. Future incidents will result in a fine and/or towing the offending vehicle parked in front of the garage. We appreciate residents/guests adhering to the fire lanes.
- Low Level Solar Lighting. Overall, these lights have had a favorable response from residents.
- Sprinkler Master Control Panel. Our landscaper is doing his best to keeping it functional, but its useful life is running out.

NEW BUSINESS

- Red Concrete Repair Project. Red pavers marked by orange marks will be removed and new concrete poured. The contractor will phase his work so as to minimize disruptions. Even with phasing, there will be inconveniences to residents. We ask for your cooperation and patience so that the contractor can complete their work. All red paved areas will receive a fresh coat of translucent deep red stain which, we have heard, will hold its color for a longer period. Owners are invited to see a small sample in front of #1229. Total cost of the project is \$5850.
- The Placement of Moving PODS. A new resident had their household items delivered in a POD. In the future we ask all residents to coordinate their placement with a board member before having it delivered. Our intent is to minimize any disruption to other residents.
- Placement of “For Sale/Lease” signs. Our CCR’s state they may be placed either in the planting area next to the garage or on the balcony.
- The board reviewed Isolde’s latest monthly financial reports and found them in order.

Our Neighborhood – Recognizing Extraordinary Actions.

- Thank you Carlos Verdugo for installing a new sign on the pool gate. The sign’s intent is obvious to pool users: “clean up after yourselves and return the furniture to their original placements”. Your HOA has not had to pay for cleanup services. Thank you Diana and Scott who have volunteered their time to keep the area functional and clean.