

MINUTES: Tuesday, September 4th 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: Cathleen Watkins, #1204; Adele Woodward, #1211

Cathleen had electrical problems which were traced to her unit's circuit breaker in the utility closet. It was fixed by an electrician for \$110. Does the HOA cover electrical repairs? The board stated "no" the malfunction was unique to the individual unit. She also has exterior wood trim problems. She was advised to contact our contract termite company, Morgan Termite, to evaluate and submit a report and estimate. The report should go to Isolde who will present it to the board for review.

Neighbors want #1239 to remove their Christmas lights and unsightly 'junk' from their south facing balcony. A letter with a completion date of October 6th was mailed to the owner.

Next Meeting: *Tuesday, October 16, 2012, 7pm*

Annual HOA General Meeting and election of 1213 board members.

(Please mail or submit your ballots to the Election Supervisor – Isolde – in time for the ballot count before the meeting.)

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 August 7th were approved.

Agenda Items

Old Business

- Application for FHA Eligibility. The HUD website shows that GGH4 units are now approved for FHA loans. The board thanks Isolde for submitting the required paperwork and board members who monitored and ensured our application were process and approved.
- Red Concrete Repair Project. Damaged pavers have been replaced with fresh concrete. The contractor is awaiting cooler temperatures before a fresh coat of translucent deep red stain can be applied over all the red sections.

- He mentioned at times drivers drove over the orange cones and they were driving too fast. There is a posted 5 mph speed limit. It appears it is not being observed, even with workers present. Please practice safe driving habits and observe traffic laws.
- With the stain/painting phase of all the red sections, there will be inconveniences to residents, especially those who park in those sections. We ask for your cooperation and patience so that the contractor can complete their work.

New Business

- The board received an estimate from Vinyl Smart to replace 2 sets of damaged wooden utility doors and repair/restore the existing doors for our trash bin enclosures. Cost is \$1900 which the board approved.
- Pool Maintenance. Sparkling Pools submitted charges for replacement and repairs. Steve contacted the vendor to gain more insight behind the charges. (Charges were for replacement of filters – not covered by our maintenance contract.)
- Termite Repairs for Unit #1216. The board approved repairs to the originally built wood, but not to owner installed patio. HOA cost \$1375,
- Miscellaneous. Some owners are falling behind with their dues. The board encourages all owners to please be current.
- Annual General Meeting for Owners. All owners are invited to attend the meeting on October 16th for the vote count and election of the 2013 board members. Even if you prefer not to vote for any candidate, please check the appropriate line/s and submit your ballot in envelopes supplied in time for the vote
- The board reviewed Isolde's latest monthly financial reports and found them in order. The board discussed with Isolde its desire to receive copies of monthly bank statements in the future.

Our Neighborhood – Recognizing Extraordinary Actions.

- *(To all owners and residents: please feel free to submit your experience through our website at, www.ggh4.org to the board.)*