

MINUTES: Tuesday, October 16th 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)

First Order of Business: Before the meeting: The election supervisor, Isolde, counted home owner ballots. The results are listed below.

Homeowners: Adele Woodward - #1211, Pi Hui Chang - #1231, Nick Nicolaou- #1230

Adele and Mr. & Mrs. Chang attended the annual General meeting for the election and to provide their input re any increase to next year's monthly fees.

As a result of neighbors' complaint and a letter sent to the owner by the board, #1239 removed their Christmas lights and other items from the south facing balcony. The board thanks all owners for their cooperation.

Next Meeting: *Wednesday November 7th, 7pm*

Location: *Pool side*

Next Meeting will be January 2013

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 September 4th were approved.

Agenda Items

Old Business

- Red Concrete Repair Project. Damaged pavers have been replaced with fresh concrete. The contractor applied the red stain to all the "red" sections. It was a pretty tough job of coordination, especially in the parking areas, but they got the job done.
 - A driver at the Valley Center entrance drove over placed orange cones, through fresh red stain, and left 30 foot long tire tread marks. There was another driver who ignored the orange cones and drove over fresh stain. The contractor agreed to come back and try to remove the tracks using a stain remover and high pressure water blasting.

- We do not know who did this, but the board is aware that drivers ‘cut through’ our private driveway from Valley Center to Arrow Highway. Residents and visitors at times also have been observed to be driving too fast. The posted speed limit is 5 mph. The speed limit is posted at each entry and near the mailboxes.

New Business

- 2013 Board Election. The 2012 Board thanks all owners who voted for next year’s board. Elected to the #1213 Board are the following:
 - *Scott Campbell, Paula Verdugo, Diana Nicolaou, Steve Thomas, and the new member, Adele Woodward.*
 - *Angie Guzzo who had the 5th highest votes declined in favor of Adele who was one vote behind her.*
- Vinyl Concepts replaced damaged wooden utility doors with vinyl doors next to #1204 and #1228 at a cost of \$1900. The installing crew also repaired the damaged door section for the Arrow trash bin enclosure and they cleaned the surfaces on previously installed doors.
- Speed Bumps. The board discussed using this as a means to slow down unsafe drivers. We acknowledge a potential inconvenience to residents, but we believe speed bumps in strategic locations would serve to reduce the hazard of speeding drivers.
 - We agreed to table this topic to 2013.
- Termite Repairs for Unit #1216. Morgan Termite completed the job. Paul Sheldon has a contact who will paint the replaced wood for \$125.
- Miscellaneous. Some owners are falling behind with their dues. The board encourages all owners to please be current.
- Monthly HOA Fees. After much discussion relating to our finances, current rate of expenses, especially to pool equipment and unit termite repairs, the board voted to raise the unit monthly dues by only **\$5 per month**. We project with this increase, though small, should cover foreseeable expenses and allow for future contributions to our cash reserves, which is required by state law.
- 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 addition to her reports.

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.)*