

# **MINUTES: Wednesday, November 7<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. Board in attendance – Scott Campbell, Paula Verdugo, Diana Nicolaou, Steve Thomas, and Isolde Fehrman (Western Condo Management)

**Homeowners:** None present

**Next Meeting:** Tuesday, January 8<sup>th</sup>, 2013, 7pm

**Location:** TBD

**No meeting in December, but Glenview Lane residents and owners can communicate with the board any time by sending an email to the board via our HOA website.**

*The time, date, and location of the next 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](http://www.ggh4.org) website (Glenview Lane addresses only) using the "contact" tab on the Home page.*

The meeting minutes of October 16<sup>th</sup> were approved.

## **Agenda Items**

### **Old Business**

- Announcement of 2013 GGH4 board members: *Scott Campbell, Paula Verdugo, Diana Nicolaou, Adele Woodward, Steve Thomas*
- Red Concrete Repair Project. The contractor presented his bill for \$5850 for demo, patching, and staining all of the red concrete areas in the complex. The bill was approved for payment. Please note the contractor, at no extra charge, had a two person crew attempt to eradicate the tire marks left by a very thoughtless speeding driver. They had partial success. The board thanks all residents who cooperated with the crews as they worked their way through the complex.
- Replacing Two Sets of Utility Doors. The board approved payment of the \$1900 bid to replace wooden utility doors with longer lasting vinyl doors adjacent to #1204 & #1228. The crew from Vinyl Smart

Fencing (Baldwin Park) also cleaned and rehab'd the doors for the 3 trash enclosures.

- Vehicles Driving Too Fast. There are posted speed limits of 5 mph at each entrance plus and an additional 5 mph sign on the east side of the middle trash enclosure wall. It has been observed by board members and other residents that there are drivers - both residents and drivers who are taking a short cut to Arrow Highway - who travel well above the speed limit. The board agreed to discuss this topic at the beginning of the New Year and propose solutions. We would appreciate comments from residents and owners.
- 2013 Monthly HOA Fee. The board voted for a modest \$5 a month increase. The new rate will be \$265/month. As stated in the October minutes, the board believes that the unit fees should cover foreseeable expenses and continue to make contributions to our reserves, which is a requirement by state law.

### **New Business**

- Budgets & Fees
  - Isolde mailed to all owners the 2013 HOA operational budget.
  - Miscellaneous. Some owners are falling behind with their dues. The board encourages all owners to please be current. Late payers are charged appropriate late fees.
- 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.
  - Diana Nicolaou and Steve Thomas volunteered to be additional signatories for check payments above \$1,000.
  - Steve will coordinate with the GGH4 web master to include the annual budget and at least quarterly financial reports to our site.

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

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

***The 2012 Board wishes a very Happy & Safe Holidays to all residents and owners***