

MINUTES: Tuesday, January 8th Meeting

Glendora Garden Homes IV HOA Board

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

Call to order: 7:05pm, #1230, Nicolaou residence. Board in attendance – Scott Campbell, Diana Nicolaou, Adele Woodward, Steve Thomas, and Isolde Fehrman by phone (Western Condo Management)

Homeowners: Nick Nicolaou

Next Meeting: Tuesday, February 5th, 2013, 7pm

Location: #1211, Woodward residence

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 website (Glenview Lane addresses only) using the "contact" tab on the Home page.

The meeting minutes of November 7th, 2012 were approved.

Agenda Items

Comment from a resident: Nick Nicolaou has observed there are people who jump over the wall separating Strawberry Lane and our complex. He has pointed out this is private property to those walking thru our complex, but they ignore him. They pose a possible security risk to residents. Would a posted sign or an enhancement to the wall help? The board will study this question.

Old Business

- 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. Speeders are putting residents at risk. Speed bumps can cost several thousands of dollars. The 2013 board is open to any comments or suggestions as to how to slow speeding drivers.

New Business

- Board Member Positions & Volunteer Activity
 - Members agreed to assume the following positions: Scott Campbell – president, Adele Woodward – vice president, Diana Nicolaou – treasurer, Paula Verdugo – member at large, Steve Thomas – secretary
 - Pool responsibilities (water level, coordination w/service), Scott, Adele & Diana agreed to share responsibilities; Diana will continue to look after the housekeeping

- Lighting, Steve & Scott
- Coordination w/landscaping service & other services as required, Scott & Steve

Please note: residents are encouraged to volunteer their talents and time to enhance our complex. Officers and volunteers are not paid for time contributed to GGH4 operations. Any reimbursement will relate to board approved out of pocket expenses, e.g., purchasing light bulbs, cleaning supplies, etc.

- We did not have copies of the November/December 2012 expenses with Isolde in attendance via phone. We will review her reports as soon as possible.
 - Officers to sign bank signature cards for check signing. Diana and Steve volunteered to meet Isolde at the Chase bank in San Dimas on January 12th to become additional signatories for check payments above \$1,000.
 - Steve will coordinate with the GGH4 web master to start a “financial section” for general information. It will contain the annual operating budget, policies relating to payment of monthly association dues, and financial reports.
- Termites. #1219; 1228. The board approved billing from Morgan Termite for payment. Selena in #1228 also had mice in her attic. She purchased a critter trap from Home Depot. Peanut Butter and the trap had excellent results.
- Roof Leak. The board approved \$750 payment to Rain Dance for #1241.
- Dog Owners. We’ve noticed droppings around the east side parking area. Please clean up after your pet.
- Holiday Decorations. We enjoyed seeing the very attractive decorations. A resident ‘dressed’ our entry lights on the Valley Center entrance. Some candy cane polar lights were donated and placed in selected areas. For the next winter holidays we thought we would organize a volunteer activity to decorate some common areas.
 - As a reminder, the board asks residents to please remove their decorations as soon as possible not later than the end of January.

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 to the board.)*

- The board thought the gang at #1223 did an excellent job celebrating the holidays. We liked the lighting and the Snoopy mailbox too.

GGH4 HOA