

# MINUTES: Tuesday, February 5<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, #1211, Woodward residence. Board in attendance – Scott Campbell, Paula Verdugo, Diana Nicolaou, Adele Woodward, Steve Thomas, and Isolde Fehrman (Western Condo Management)

**Homeowners:** Diana Crain, Becky Forss via email. They expressed appreciation to the present and past boards (mostly the same people each year) who take on tasks to save money and maintain the complex. They offered a suggestion to the speeding problem. Install 3 stop signs at the intersection of the mailboxes, instead of speed bumps, as a way to slow speeders. The board discussed this idea and decided 5 to 0 that without enforcement speeders would ignore the signs. Thank you for submitting your ideas and thoughts. We acknowledge that concrete speed bumps were installed in the past and a future board removed them. Our thinking is to install black/yellow rubber speed bumps somewhere near the two entrances. If experience shows speeding choose to accelerate between the bumps, we might install more.

**Next Meeting:** Tuesday, March 5<sup>th</sup>, 2013, 7pm

**Location:** #1233, Thomas 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](http://www.ggh4.org) website (Glenview Lane addresses only) using the "contact" tab on the Home page.*

The meeting minutes of January 8<sup>th</sup>, 2013, 2012 were approved.

## Agenda Items

### Old Business

- Posting Signs West Lot. (Comment from Nick Nicolaou at January meeting.) No action was taken as yet re this idea to discourage trespassers who jump over the wall as a "short cut" to Valley Center.

### New Business

- Termites. #1214, Montoya residence. The board approved the proposal from Morgan Termite for termite treatment/work for this unit's two balconies.
- Red Stain & Deteriorating Concrete Pavers. We have noticed several pavers have cracking concrete. Steve and Scott will contact A & W Landscaping to fix/honor their work.
- Diseased Tree Replacement. The board approved the bid from Best Tree to remove 6 large trees adjacent to #1210/11 and be replaced by

flowering Eastern Redbud trees. Cost of removal and planting of trees is \$355 per tree with a 10% discount (\$110 removal, \$245 new tree).

- Tree Trimming. The complex's annual tree trimming will commence the week of **March 4<sup>th</sup>**. Notices will be posted.
  - Please Note: Residents who park under trees during trimming are asked to relocate their vehicles for the working crews.
- The board approved reimbursement of \$125 to Paul Sheldon who paid for balcony painting after termite work for #1216.
- White Truck. We observed a white truck that appeared to be permanently parked in one of the spots in front of the pool. The owner contacted us stating the truck is not abandoned. The board is very sympathetic to residents who actively need outside parking. Stored vehicles should be parked elsewhere.
- We should note that there appears to be a vehicle that has an oil or coolant leak and has been leaving puddles and trails on the complex's concrete. To the owner, please repair your vehicle.
- Financials. Isolde presented her January reports for review. She noted 3 topics for the boards attention:
  - 5 units are behind with their monthly dues; 2 have not paid for more than 3 months. The board will send a letter to these two units regarding payment plans.
  - She advised us to set up an additional savings account with Chase Bank. Diana and Steve will sign the bank sign cards.
  - Owner Purchases for Rentals. She stated that we have at least 10 units that are rented by off-site owners. We understand there may be limits as to the rentals/owners ratio and FHA loans and bank loans. We will do research on this topic.

### **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.)*

- Steve noticed an owner cleaning out the trash bin enclosure close to the mailboxes. The other enclosures are much cleaner too. The board thanks the volunteers for this effort.
- **Dryer Fire.** A resident had to call the fire department to put out a dryer fire apparently caused by buildup of lint inside the dryer. A thought: Please take a minute to carefully vacuum out your dryer or call a service to do it.