

MINUTES: Tuesday, April 9th 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, Steve Thomas, and Isolde Fehrman (Western Condo Management)

Homeowners:

- An owner attended the meeting to ask if the board might 'write off', that is forgive, late fees. The board is very sympathetic to tight money situations, but felt timely payment of monthly fees is important to the financial health of the HOA. Payment penalties have to remain.
- Philip Klonz - #1208 stated he thinks something is wrong with the patio beam. He was advised to contact Morgan Termite for an evaluation.
- Philip Devries – Where can I find a copy of the HOA Master Insurance Policy? Check www.ggh4.org website and click "downloads" on the Home page.

Next Meeting: Tuesday, May 14th, 2013, 7:00pm

Location: Poolside

The time, date, and location of future meetings will be included with this month's minutes. Agendas for meetings are posted in advance of the 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 February 5th and March 5th, 2013, were approved.

Agenda Items

Old Business

- Speed Bumps. Steve received a proposal (\$2650) from Empire Parking Lot Services to install 2 black/yellow speed bumps, one for each entrance area. The board approved the proposal along with an additional \$450 for striping parking spaces and roadway markings. The board believes this step is necessary to ensure driver/pedestrian safety. If experience dictates, additional bumps will be installed at strategic locations, e.g., mailbox area, to slow down speeders.
- Tree Trimming. Best Tree completed tree trimming and tree removal (6 diseased trees) the week of March 4th. They will return to install 6 new 24 gallon Eastern Red Bud Trees.
- Red Paver/Concrete Crumbling. Both Scott and Steve have been in contact with the vendor. He has assured us the situation will be corrected.

- Posting Signs West Lot. (From Nick Nicolaou #1230, January meeting.) Work in progress: Nick Nicolaou will source the signs to be installed on the light poles for the west lot. The intent is to discourage trespassers.
- Excessive Pet's Disturbance. The board thanks the pet owner who has taken steps to control loud and continual barking.

New Business

- Painting. Morgan Termite does not provide painting services for wood it replaces. A past board member had resources that provided this service. Two units have yet to be painted. The board reviewed and reissued Owner Responsibility for obtaining bids for HOA covered repairs. The memorandum is posted on the HOA bulletin board and will be added to the website.
- Isolde announced that she has received notice from our insurance Agent, that State Farm will terminate Earthquake Insurance at the end of the current term in June. Our Insurance Agency is bidding out for a new policy at this time.
- Isolde shared a 3 page clarification issued by our HOA neighbor, Strawberry Lane, relating to "Repair Responsibility relating to roof leaks, water damage due to plumbing leaks, and claims for reimbursement." The GGH4 board will study its content.
 - To note: While the HOA has common area responsibilities, owners are responsible for inspecting, maintaining, and repairing elements exclusive to their unit.
- Financials. The board reviewed Isolde's finance Year to date 3/31. The numbers looked in order.
- Work in progress in collecting past due fees. The board sent follow-up letters to the 2 units, with signature requested. The units are encouraged to contact Isolde to discuss a payment plan. The board would prefer to avoid going through our lawyer.
- Payments.
 - For termite repairs: \$2350 (#1214, #1228), including deck repair of \$800 to #1214.
 - There were two bills from Sparkling Pools for the spa: repair of a leaking spa pump seal, \$185; and drain/refill to replacing the light, \$682.

Our Neighborhood – Recognizing Extraordinary Actions.

"Let George Do It". Who is "George"? In most instances, it's your volunteer board members who donate their time for the good of your community. The board believes that **too few** are doing **too much**. We need more volunteers and at least an appreciation from those who benefit from those who perform services for the HOA. Please attend a board meeting and show interest in YOUR community.