

MINUTES: Tuesday, May 14th 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, Adele Woodward, Steve Thomas, and Isolde Fehrman (Western Condo Management)

Homeowners:

- A couple of home owners wanted to know if we had a yard sale scheduled for the start of summer. *See below.*
- Adele Woodward, speaking as a home owner, wants to hire a service to clean out her dryer vent line. She asked if she could post a notice for other owners to participate. Our answer is "Yes"; with more owners taking advantage of this service, the lower the cost. Please notify the board if you want to post any notices on the community bulletin board.

Next Meeting: **Tuesday, June 11th, 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 April 9th, 2013, were approved, with one correction: the meeting was held at Steve's residence.

Agenda Items

Old Business

- Speed Bumps. The board approved the installation of one speed bump close to each entrance/exit. Steve is coordinating with the Empire Parking for an installation date. The board believes this step is necessary to ensure driver/pedestrian safety. If experience dictates, additional bumps will be installed at more strategic locations, e.g., mailbox area, to slow down speeders. The board also approved re-striping and roadway markings throughout the complex. Total cost will be \$3050. When we have a date, we will post notices on each car that park in the unassigned spaces.
 - Day parkers, please move your cars out of the complex on installation day so that parking stalls can be restriped.
- 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: We have the signs. We are looking for volunteers to install them in the west lot. The intent is to discourage trespassers who take short cuts through our driveway.
- Termite repairs, #1208. Damage is extensive. Cost for just termite repair is \$2600. The board approved Morgan Termite to proceed.
- Painting prior termite repair work. The owner of #1214 submitted two bids to paint the new wood. The board selected Handyman Connection to paint that unit plus #1228 for \$393.45. The service required payment in advance. Steve used his credit card to get the job done. He will submit the bill to the board for review and reimbursement.
 - Owners please note: for HOA approved expenditures, the board may require you to submit multiple bids depending on the type of service and/or the \$ amount.

New Business

- Yard Sale. Steve will post a notice and signup sheet for those who want to participate. The board selected **June 1st**. Diana Nicolaou volunteered to place free ads and post notices. We will have the yard sale if there is sufficient interest/participation.
- Earthquake Insurance. (repeat notice) State Farm will terminate our complex's Earthquake Insurance at the end of the current term in June. Our Insurance Agency is conducting bidding for a new policy. We should know soon the results of the bid process.
- Owner responsibilities. While the HOA has common area responsibilities, owners are responsible for inspecting, maintaining, and repairing elements exclusive to their unit. The neighboring HOA board at Strawberry Lane had a lawyer draw up a memo of understanding, which was approved by their board, and then distributed to all owners in their HOA. We feel we have operated under those guidelines, as indicated in our CC&R's, all along.
- Financials. The board reviewed Isolde's finance Year to date 4/31. The numbers looked in order.

Our Neighborhood – Recognizing Extraordinary Actions.

We are very sad to report that longtime resident, Mickey Smith passed away recently after a long illness. The board offers our sincere condolences to the Smith family.