

# MINUTES: Tuesday, July 15<sup>th</sup> Meeting

Glendora Garden Homes IV HOA Board

([www.ggh4.org](http://www.ggh4.org) - web site for "Glenview Lane" addressed homes only)

**Call to order:** 7:03pm, Poolside. Board in attendance: Scott Campbell, Paula Verdugo, Diana Nicolaou, Steve Thomas and Isolde Fehrman (Western Condo Management). Absent, Adele Woodward.

## Homeowners:

- Question from #1206 (Layoun), #1209 (Khouderchah), and #1211 (Woodward) asking about their dripping front hose bibs. Is this a reimbursable HOA repair? The board agreed that this is a HOA expense and will pay plumber costs totaling \$275. The board stated leaking interior faucets and backyard hose bibs are the responsibility of the owner. They should be taken care as soon as possible, though, to conserve water.
- Some owners have asked the board to intervene about their neighbor's backyard weeds. The board encouraged the neighbors to have a friendly dialogue among them.
- The shrubbery between #1246 and #1247 is leaning over. Item taken care of by the gardener.

**Next Meeting:** **Tuesday, August 6, 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](http://www.ggh4.org) website (Glenview Lane addresses only) using the "contact" tab on the Home page.*

The meeting minutes of June 11, 2013, were approved.

## Agenda Items

### Old Business

- Speed Bumps. To date, residents appear to respect the reason for the speed bumps, i.e., to slow down and drive safely. Additional speed bumps may be installed *if* drivers increase their speed between the speed bumps. Please observe driver safety.
- Red Paver Color Fade & Concrete Crumbling. The original vendor came out and started concrete repair to damaged tiles. This is "warranty work" and at no cost to the HOA. Some of the concrete work was done poorly. Steve passed this evaluation to the vendor. We've been assured that the work will be done correctly.
- Posting Signs West Lot. (From Nick Nicolaou #1230, January meeting.) Not completed yet.
- Termite Repairs for #1201 & #1208. #1201 is completed. #1208's termite repairs are done. New wood needs to be painted.

### New Business

- Earthquake Insurance. (Background) State Farm discontinued our coverage. Our insurance agent conducted a bid process and presented the best proposals during

the June 11<sup>th</sup> meeting. The board selected Landmark American Insurance which has an “A. M. Best Service rating of “A -Rising”. Owners are reminded that our quake insurance does not cover 100% of total losses. There is a 15% deductible to the total costs for a claimable event. The board recommends each owner to review their personal property policy with their agent for such coverages as “loss assessment” (for the 15% deductible), loss of use, etc. The prior year – it was 20% deductible). The California Earthquake Authority which does not cover HOA’s has a 20% deductible.

- For owners’ reference, Steve will obtain a copy of the policy and include it in our HOA website: [www.ggh4.org](http://www.ggh4.org)
- The LA Times on July 21<sup>st</sup>, 2013, had an article relating to quake insurance. The article is quite clear that an HOA board “must protect (with reasonable effort) each titleholder’s fractional interest in the development” because their assets would be at risk (*from not having quake insurance*).
- Termite Report, #1244. The board reviewed and approved a termite damage report from Morgan Termite. Cost is \$900 for just the termite work.
- Landscape maintenance. The board approved an expenditure of \$450 to spray common area plants that have been infested, and spread soil amendment to all areas.
- Men’s Toilet – pool area. It was noted that this toilet should be examined and replaced, if appropriate, because it appears to have cracks. Scott will obtain a plumber’s bid for replacement.
- Financials. The board reviewed Isolde’s finance Year to date 6/30. The numbers looked in order.

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

*No report this month.*