

MINUTES: Tuesday, August 6th Meeting

Glendora Garden Homes IV HOA Board

(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, Adele Woodward, Steve Thomas and Isolde Fehrman (Western Condo Management).

Homeowners:

- From #1248: Can I add an entry/exit gate to my backyard wall? The board with respect to maintaining common exterior appearance voted "NO". If safety is a basis for this request, perhaps you should consider adding extra fire sensors and/or an outside monitoring service to give early warning.

Next Meeting: Tuesday, September 10th, 2013, 7:00pm

The Annual General Meeting and election of the HOA 2014 board is in October. Date to be determined.

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 July 15th, 2013, were approved.

Agenda Items

Old Business

- Leaking Front Hose Bibs. The board voted that, as had prior boards, the HOA would pay for the repair of front hose bibs. Total cost for repairs at Woodward (#1211), Layoun (#1206), and Shah (renter at #1209) residences, was \$275. Please note the homeowner is responsible for maintaining all interior and backyard plumbing.
- Red Paver Color Fade & Concrete Crumbling. Although the vendor has acknowledged that both concrete and fading red pavers are under his warranty, only concrete repair work has been performed. The board will continue to monitor and follow-up with the A & L Landscaping until this is resolved.
- "My Neighbor's Backyard has weeds coming over the fence". As suggested by the board to the owners, they had a "neighborly" conversation and the situation has been corrected.
- Posting Signs West Lot. (From Nick Nicolaou #1230, January meeting.) Not completed yet.
- Termite Repairs for #1244 Smith were approved. Steve will alert Morgan Termite to contact Mrs. Smith and proceed. #1208's termite repairs are done. New wood for both units, as well as a small section on #1245's balcony roof, need to be

painted. Steve will contact the vendor who painted the last pair of units with termite repair work for a bid.

New Business

- Pool Toilet needs replacing. The board approved the replacement of the Men's restroom toilet. Cost for labor and new toilet/materials was \$405.
- Adele Woodward reports 6 or 7 units took advantage of the air conditioning duct cleaning service. She said with more units participating, the average price will decrease. She is planning on contacting this service again next year.
- HOA Insurance Certificates. The current policies (State Farm general protections & Landmark American Insurance – earthquake) will be added to our website for homeowner reference.
 - HOA website: www.ggh4.org (note: Steve spotted two typos/errors on the insurance form which State Farm stated will be corrected.)
- Financials. The board reviewed Isolde's finance Year to date 6/30. The numbers looked in order.
 - At the October meeting, the board will review year to date 2013 expenditures against the annual budget, the HOA reserves, possible capital and monthly costs for the next year, and then vote on the monthly fees for 2014.
- **Elections are coming.** Isolde Fehrman mailed to each owner an election nomination form. Most of the board members, after serving our HOA community for many consecutive years, have **decided to set aside** so that new candidates can serve as board members. Please return your nomination forms to Isolde or bring them to the September meeting. For those who have never served or for those who served previously and took a few or several years off, it's time to step up and volunteer your time and talents and be a board member. There are 5 positions from president, vp, treasurer, secretary, and member at large. Although you are not compensated for your time, you are rewarded in knowing you are maintaining the best HOA in Glendora. Your HOA belongs to you – come forward and offer your time, talent, and insight.
 - The annual General HOA meeting will be in October where the Election officer, Isolde, will count the owner ballots and announce the findings.
 - Most if not all offices will be vacant. Please remember to ask an owner first before you nominate that person. It's OK to nominate yourself.
 - Please step forward and offer your services.

Our Neighborhood – Recognizing Extraordinary Actions.

No report this month.