

# MINUTES: Tuesday, Sept. 10<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: Paula Verdugo, Diana Nicolaou, Adele Woodward, Steve Thomas and Isolde Fehrman (Western Condo Management). Scott Campbell absent.

## Homeowners:

- No inquiries

**Next Meeting:** **Tuesday, October 15<sup>th</sup>, 2013, 7:00pm**

***The October meeting will be the Annual HOA General Meeting and election of the 2014 board. All owners have received ballot sheets. All owners: let's have a 100% return of ballots. You may either mail your completed ballot or submit it to Isolde before the start of the meeting at 7pm.***

**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 inquiries 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 August 6<sup>th</sup>, 2013, were approved.

## Agenda Items

### Old Business

- Red Paver Color Fade & Concrete Crumbling. No progress from the vendor. 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.
- Posting Signs West Lot. (From Nick Nicolaou #1230, January meeting.) Not completed yet.
- Termite Repairs have been completed for #1208 (Klotz) and #1244 (Smith). New wood for both units, as well as a small section on #1245's balcony roof, need to be painted. Steve contacted the previous vendor, Handyman Connection, for a quote a few weeks back. No return bid estimate as yet. He'll follow up again for status.

### New Business

- HOA Insurance Certificates. The current policies (State Farm general & fire insurances & Landmark American Insurance – earthquake) have been added to our website for homeowner reference.
  - *Note: Steve spotted two typos/errors on the insurance form.) "Glendale" was removed; however, the correct zip code for Glendora was correct and remained. The other mistake, indicated 46 units not 48, is being researched by the State Farm office.*

- Financials. The board reviewed Isolde's financial reports dated 8/30. The numbers looked in order.
  - *All Owners please note:* At the October meeting, the board will review: 2013 expenditures against the annual budget, the HOA reserves, possible capital and monthly costs for the next year, and then determine **if** a change is necessary for our monthly fees for 2014. Possible capital expenditures for next year might be a new irrigation system (the current system was installed 1985), patch and plaster the underwater surface areas. Also to remember, State Farm declined to renew earthquake insurances. Your HOA retained earthquake insurance with an "A" rated company through a bid process, however there is an additional \$10,000 expense.
- Common Area Lighting. These lights come on automatically each night. Periodically, a volunteer bulb changer walks the complex at night. If you have a burnt out bulb, feel free to send a message to the board via our website. Under "Home", click on "contact info" and then "send a message" to the board. Someone will change the burnt-out bulb as soon as possible.
- **Elections are coming.** *(Repeat from the August minutes) Isolde Fehrman mailed to each owner an election nomination form. Most of the board members, after serving our HOA community for many consecutive years, had **decided to step aside** so that new candidates can serve as board members. 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.*
  - Isolde announced that only 3 new candidates were on the nomination list eventhough she had canvassed some owners to come forward. Diana and Steve decided to volunteer to serve for one more year. Anyone can still step forward and nominate themselves, but let your neighbors know about your intention.

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

The board wishes to recognize the extraordinary contributions from a family that rent one of the units. Chris and Espy, and their young son Logan too, many times helped clean up the pool area of debris left by thoughtless partygoers. Chris has helped Steve change HOA lighting. When cars were still parked in project work areas, despite prior notices, Chris helped go around the complex knocking on doors to find car owners to move their cars. He helped first for the tree trimmers and later for the restriping parking stall project. Chris was not asked, he just volunteered. Chris also chased away trespassers (at best), or would be thieves, who were loitering close to an open garage. The Blackledge family's contributions make your neighborhood a better place to live. Here's hoping this family become an owner in our complex someday.