

MINUTES: Tuesday, October 15th Meeting

Glendora Garden Homes IV HOA Board

(www.ggh4.org - web site for "Glenview Lane" addressed homes only)

Call to order: 7:00pm, Poolside. Board in attendance: Scott Campbell, Paula Verdugo, Diana Nicolaou, Adele Woodward, Steve Thomas, and Isolde Fehrman (Western Condo Management).

Comments from Homeowners:

- Paul Sheldon #1215 & Brian Franklin #1203 (rental owner)

Paul asked if the HOA would plan a yard sale. He has a lot of items to sell and he thought other residents would want to participate as well. Earlier in the year the board had to cancel a planned sale due lack of interest. The board agreed to have the sale on **Saturday, November 2nd**.

Diana will handle the public announcement. The more participating residents the better as it will attract more shoppers.

Brian attended the meeting to witness the election.

Next Meeting: **Wednesday, November 13th, 2013, 7:00pm**
(Please note the new day of the week for the meeting.)

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 September 10th, 2013, were approved.

Agenda Items

Election of the 2014 Board

Isolde, the election supervisor, counted the ballots. As there were only 5 nominations for the 5 open positions, all were elected. They are:

Diana Nicolaou (1230), Brian Franklin (1203), Diana Crain (1246), Deena Wonders (1227), & Steve Thomas (1233)

Old Business

- Red Paver Project Status. The vendor, A & L Landscaping, had a crew come out and re-stain the faded and chip repaired pavers. The project is done.
- Termite Repairs have been completed for #1208 (Klotz) and #1244 (Smith). The board approved the bid of \$450 plus new paint needed to cover the new wood which replaced termite damaged wood in the above units. The painter also painted a section of the south balcony roof for #1245. The board approved expenditure for \$900 to Craft Coatings which repaired termite damaged flooring on #1208's south balcony deck.

New Business

- HOA Insurance Certificates. The current policies (State Farm general & fire insurance & Landmark American Insurance – earthquake) have been added to our website for homeowner reference.
 - *Note: Steve spotted two typos/errors on the State Farm insurance form.) “Glendale” was removed; the zip code for Glendora is correct and remained. The other mistake, indicated 46 units not 48, is being researched by the State Farm office. Our Agent stated, “This is a blanket coverage policy, so the coverage amounts aren’t restricted per unit.” They are checking their original working papers to validate their original cost guides.*
 - The board is including a recent article from the Business Section of the LA Times regarding HOAs having earthquake (EQ) insurance. Its title is, “Insurance disaster waiting to happen.” A copy will be attached to the minutes for your information. In summary, all HOAs should carry EQ insurance to protect their owner’s investment.
- Change of Meeting Days. Diana Crain has a scheduling conflict for Tuesdays. The board decided our new meeting date for the rest of the year and for 2014 will be on **Wednesdays**.
- Financials. The board reviewed Isolde’s financial reports dated 9/30. The numbers looked in order.
 - *Isolde presented a proposed operating budget for 2014. Projected costs are rising for trash hauling, electrical, and for rising incidences of termite repairs. Insurance increased \$8,000 for the year.*
 - *All Owners please note: At the October meeting, the board reviewed: 2013 expenditures against the annual budget, the HOA reserves, possible capital and operating costs for the next year. The previous 2 years, the board raised our monthly dues only \$5 per month per unit. This year, mainly due to the increased earthquake insurance costs, the board voted to raise our monthly dues by **\$10 per month per unit** although the CCRs allow for up to a 10% increase. We hope there will not be any large capital expenditures for next year such as a new irrigation system (the current system was installed 1985), or for the pool area.*
 - Next year as in previous years, your volunteer board will work to keep costs down. We need volunteers to come forward. Scott has been checking on the pool levels, sometimes every day during the summer to make sure the level does not go down too far and burn out the water pumps. He wants to take next year off. Anyone?
 - We have people who took over changing common area lighting several years ago. Previously, we had an outside service do it. We saved several thousand dollars on labor alone. Please remember, the following: 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. The burnt-out bulb will be changed as soon as possible.

Our Neighborhood – Recognizing Extraordinary Contributions to Your HOA

No entries this month.