

MINUTES: Tuesday, November 13th, 2013

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, Isolde Fehrman (Western Condo Management) and Diana Crain, Brian Franklin (2014 HOA Board elect).

Comments from Homeowners:

Ms. Cruz (#1248) wrote a note to Isolde about replacing two burnt out bulbs. The bulbs have been replaced. All residents please note: you can send an email via our www.ggh4.org address requesting this service. Typically, common area bulbs are replaced promptly, but as this is a volunteer function (saving many \$\$ as noted in previous years), we also need your help.

Next Meeting: **Wednesday, January 8th, 2014, 7:00pm**
(Please note the new day of the week for the meeting.)
There will be no meeting for December. As always, owners and residents can send a note to the board via www.ggh4.org.

Location: **To be Announced (refer to the posted agenda next month.)**

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. (Glenview Lane addresses only) please use the "contact" tab on the Home page when send communications to the board.

The meeting minutes of October 15th, 2013, were approved.

Agenda Items

Election of the 2014 Board

Diana Nicolaou (1230), Brian Franklin (1203), Diana Crain (1246), Deena Wonders (1227), & Steve Thomas (1233). At the January meeting the elected board will decide their preferred office positions.

Old Business

- Barking Dogs. The board directed Steve to send a 2nd letter to Ms. Grider, #1245, regarding noise complaints expressed again. Neighbors and board members have heard more than usual barking noise from her pets. As before, the board asked that she take appropriate steps to take care of the nuisance. Possible further incidences could result in board action and possibly a fine.
- Insurance. (Refer to the October minutes for more information.) No update received from State Farm; although they have stated the GGH4 HOA has appropriate insurance from our blanket coverage policy. On record copies sent to us, we noted all 48 addresses are listed, but they only list 46 units. It's probably a typo, but it's one they have not corrected as yet.

New Business

- Intruders in the Pool area. Scott was alerted there were people using the pool at 1am in the morning. Further, they gained access to the pool by climbing over the fence. They

may have departed in a hurry. They left clothes and what appeared to be drug paraphernalia next to the Jacuzzi. There have been no further occurrences. Fortunately, no vandalism was evident.

- The board advises residents to call the police if they suspect any illegal activity or trespassing. Let the officers sort out the facts and take appropriate action.
- 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 \$8,400 primarily to cover increased earthquake premiums.*
 - *The board approved a \$10 per month increase per unit to bring in an additional \$5760 for the year. Isolde is projecting a \$3500 for monthly deposits into our reserves; \$500 less per month from 2013's budget.*
- Volunteers. In recent years volunteers, without pay or reduction in their monthly dues, have stepped up and performed services to enhance the appearance of our complex or help control the operational costs. We need volunteers to check the pool and Jacuzzi water levels. We do not have automatic monitoring equipment. Scott's diligence avoided burned out pumps several times as the pool and the Jacuzzi had water leaks (they were repaired).
 - Common Area Lighting. Previously, we had an outside service do it. We saved several thousand dollars on labor alone. We buy the bulbs using on-line vendors.
 - Clean up inside the dumpster bin areas. Some enclosures accumulate a lot of trash outside of the bins.

Our Neighborhood – Recognizing Extraordinary Contributions for the Year

Pool Area, board members have been checking on the water levels for our pools, sometimes every day during the summer, to make sure they do not go down too far and burn out the water pumps. As noted above, this service has saved higher expenditures to replace burned out water pumps. We need new people for this easy task.

More Pool Area - Diana Nicolaou, she makes sure the pool area is orderly and clean, including the restrooms. She is not paid for her services.

Misc. - Carlos Verdugo stepped up to fix or replace such items like the latches for the dumpster bins; he replaced halogen lights for security; and many other contributions during the year.

Misc. - Chris and Espy Blackledge, they are renters, but they are commended for such acts as cleaning up after other pool users had departed, changing some of the common area lighting at various times.

We are a community of 48 residences. As neighbors we have the choice within our complex to be active or just spectators. "Active" translates into contributing a service, small or otherwise, either to enhance our ambiance or to help contain costs. "Spectators" write monthly checks for dues and *assume* matters will take care of themselves.

Choose what kind of neighbor you want to be.