

**MINUTES: Wednesday April 09, 2014**

Glendora Garden Homes IV HOA Board

**([www.ggh4.org](http://www.ggh4.org) – website for “Glenview Lane” addressed homes only)**

**Call to Order:** 7:05 pm, pool. Board in attendance: Diana Crain, Brian Franklin, Diana Nicolaou, Steve Thomas, Deena Wonders, Isolde Fehrman (Western Condo Management).

**Homeowners:** Paul Sheldon reports broken sprinkler #1222. Gardner will repair.

**Next Meeting: **Wednesday May 7, 2014, 7 pm, (poolside, weather permitting)****

The meeting minutes of March 12, 2014 were approved.

### **Agenda Items**

#### **Old Business**

- Red pavers, Steve and Carlos painted a few cement squares. Paint color is not right. They will work with Home Depot for a better match. We will also check with a painter Brian works with for his advice.
- Tree trimmers will be arriving April 16, 8 am. Diana Crain and Steve Thomas will post signs and hazard tape and knock on doors if needed to remind residents to move their cars away from pool area and back parking lot.
- Plumbing repairs #1228 completed. Brian Franklin has contacted Golden Eagle Plumbing to have them itemize and justify their labor rates which were approx. \$2200/2 plumbers/less than 4 hrs. To date, no success negotiating a lower total. Board will withhold partial payment in effort to have them communicate with us. Because of this experience, the Board will no longer be recommending this company.
- Again we are reminding homeowners and residents that balconies are NOT to be used for storage. All boxes, trash cans, appliances and laundry need to be kept off the balconies and railings. Refer to your CCR's if you have any questions. Your neighbors thank you.
- Please email the board thru our website ([www.ggh4.org](http://www.ggh4.org)) if you note any lightbulbs (in common areas only) that need to be replaced. Steve Thomas will get on it ☺
- Yard sale was a success, lots of \$\$\$

#### **New Business**

- Reviewed Isolde's financial records, all seemed in order.
- Speeding around the mailbox area was discussed. We are considering placing a speed bump in this area. Please email board with any recommendations/concerns you may have with this idea .
- It was reported that Strawberry Lane recently had a security incident. A resident locked her car, went into her unit for a short time to unload packages. When she returned, her car window had been broken and her purse stolen. A reminder to not leave valuables in your vehicles. Also, not a good idea to leave your garage door open unless you are in there. In the past (The Nicolaou family is especially unlucky) we have had vehicle thefts, expensive items stolen from vehicles, items stolen from garages. Please report suspicious activity to Glendora PD.
- Chris Blackledge reported a van in our complex, no business markings, going door to door offering carpet cleaning, could not provide business card when asked. Possibly casing the complex, probably innocent, but can never be too cautious.
- Brian Franklin to obtain quote on balcony wood repair.

- Our FHA eligibility expires Sept. 2014. Deena to research FHA requirements and estimates on business' that will help us with the mountains of paperwork required. It is to our advantage to be FHA eligible, brings in more possible homeowner's when selling your unit.
- A reminder with the recent earthquakes...please consider purchasing individual homeowner's earthquake insurance. (check with your homeowner's ins. or the CA Earthquake Authority for quotes, [www.earthquakeauthority.com](http://www.earthquakeauthority.com)) Your HOA carries earthquake insurance on the exterior and common area structures only. In the event of damage ANYWHERE in the complex, EACH HOMEOWNER would be accessed for 1/48 of the cost not covered by insurance (there is a 15% deductible) That could be a substantial amount that you are legally responsible for. Your individual policy would help you with your portion.
- More bad news...the Association's insurance (liability, fire, etc.) is going up soon \$2200 per year. Something the board will need to consider when discussing association dues for 2015.
- Good news...The Dept. of Public Health "stopped by" our pool area unannounced for inspection. We passed (pool water sample, cleanliness of restrooms, etc.) Thanks to all who help in that area. We do need to replace faded pool signs, we have contacted Sparkling Pools to take care of it.

We encourage all homeowner's and residents to attend the monthly meetings. All are welcome!

The meeting was adjourned at 8:21 pm.