

MINUTES: Tuesday January 6, 2015

Glendora Garden Homes IV HOA Board

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

Call to Order: 7:00 p.m. unit #1233, Steve Thomas. Board in attendance: Diana Crain, Steve Thomas, Adele Woodward, Isolde Fehrman (Western Condo Management). Absent: Brian Franklin.
Residents: Diana and Nick a bit later. The Nicolaou's wanted to talk about the use and placement of moving pods. Refer to "Notice" below.

Next meeting: February 3, 2015 7:00 p.m. at unit #1246

The meeting minutes of November 12, 2014 were approved.

Homeowner's Comments:

The roof is leaking at unit #1211. Owner (Adele Woodward) will contact Raindance for an estimate to repair.

Old Business:

- FHA application. Brian is coordinating our application. He received notice from HUD that our liability insurance needs to be increased and we need to update our agreement with Condo Western Management (the board will review and sign the agreement).

Steve contacted State Farm to coordinate the bond increase.

- There was a report made to the board of an approximately 6 foot tall man, wearing a dark hood, checking for unlocked cars. The witness also observed this individual stroll through the complex towards the back. He jumped the fence onto Strawberry Lane property. The police were not called. After reviewing this incident, the board wants to encourage residents, when observing suspicious activity, to contact the police to at least do a drive by. A patrol car may have intercepted this person who perhaps was looking for "opportunities" in the Strawberry complex too.

Dial "911" or call 626-914-8250 (Glendora police dept. switchboard)

As a reminder, our complex has posted "no trespassing signs" at each entrance. Friends and guests are welcome – thieves not.

- The termite report has been approved to pay \$1800 for termite repairs for unit #1207. Owner needs to contact Morgan Termite to schedule this work.

- Parking in front of unit #1208 has been problem of late. Steve to post warning letter. Residents and owners are reminded that the driveway is a fire lane. You may park in front of your garage but only for a very brief time, e.g. loading or unloading your car, washing, etc.
- If any owner or tenant notices something in the common area that needs repair, please post a note on website www.ggh4.org or contact a board member. For example: lights that are out, run-away sprinklers, etc. Your email will be sent to all board members.

New Business:

- Swimming Pool Area. Estimates are out for competitive bids. The board will review submittals and determine the extent of swimming pool repairs. At a minimum, repairs are needed for an underground water leak and to areas where concrete needs patching.
- Financial reports: End of year reports were not available due to our early in the month meeting date.

NOTICE:

Roof leaks: For emergency repairs contact Raindance Roofing to get a repair estimate to submit to the board and send an email to the board via the GGH IV, website www.ggh4.org, or contact a board member.

If you will be using **Temporary Storage pods for moving in/out**, please contact a board member to discuss details about duration and location of pod. The goal is to minimize any inconvenience to neighbors and not block driveways.