

MINUTES: Tuesday February 3, 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 #1246, Diana Crain. Board in attendance Diana Crain, Steve Thomas, Brian Franklin, Carol Keding, Adele Woodward, Isolde Fehrman (Western Condo Management). Absent:
Residents: Nancy Keding.

Next meeting: March 11, 2015 7:00 p.m. at unit #1244, home of Carol Keding.

The meeting minutes of January 6, 2015 have been approved. (There was no December meeting).

Homeowner's Comments: See below re doorbell replacement.

Old Business:

- FHA application. The service that is assisting us with our FHA application has indicated that the signed contracts are acceptable. The Board should have notification from the FHA, before the next board meeting, on the approval status of the application. FHA also required GGH IV to increase its indemnity insurance. Steve contacted State Farm to coordinate the increase.
- Doorbell replacement. It is the responsibility of the homeowner to replace broken doorbells and cover the cost. Choose a doorbell that is visually compatible with others in the complex.
- Termite repairs on 1211. The repairs have been approved by the Board. The Board will pay \$1800. The owner will cover the balance.
- Pool repairs: Sparkling Pools estimate covers locating and repairing the underground leak and making necessary concrete repairs. Cost estimate is \$1700. The Board has approved this repair but a scheduled start date has not yet been determined.

THE POOL AREA WILL BE CLOSED WHILE REPAIRS ARE BEING DONE.

New Business:

- Irrigation problem: The master controller is 30 years old. It needs to be replaced (the watering timer kept going off at non-programmed times). Increased water pressure broke several sprinklers. A.W. Professional Landscaping has evaluated the situation and has determined that a new control panel is needed. The cost to replace the panel is \$2450. This repair has been approved, by the Board, to proceed immediately in light of the current water crisis in California. The new panel will provide watering only when needed, and will save water and money.

NOTICE:

Earthquake insurance:

You may recall several years ago State Farm discontinued coverage for our earthquake insurance. An insurance service conducted a bidding process and the Board award coverage to Landmark American Insurance Company. Unfortunately, the cost of insurance was increased. State Farm still covers our HOA and property for such items as fire, indemnification, etc. Please refer to www.ggh4.org for copies of the latest certificates with both insurance companies. Please note that there are deductibles. Earthquake damage has a deductible of 15%. Our coverage does not include interior unit losses. Each owner is responsible for their own coverage for interior damage, loss of use, etc. Your board does not recommend any one insurance agency. We do advise that you take the time to research and obtain a policy for your townhome.

Neighborhood Watch:

- Physical property. If any owner or tenant notices something that needs repair on the premises, please post a note on our website www.ggh4.org, home page, press contact a board member. For example: lights that are out, run-away sprinklers, etc.

Roof leaks:

- Emergency repair contact Raindance Roofing
Non-emergency use website www.ggh4.org or contact a board member.

Temporary Storage pods.

- If you will be using a **Temporary Storage pods**, contact a board member to obtain details about duration and location of a pod.