

MINUTES: Wednesday June 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. poolside

Board in attendance: Brian Franklin, Carol Keding, Steve Thomas, Adele Woodward, Isolde Fehrman (Western Condo Management)

Residents: Nancy Keding, Diana Nicolaou

Next meeting 7/8 poolside 7:00 p.m.

Resident comments:

A question was asked about the street repairs that were completed out on Valley Center. The street in front of our complex was not included in the repairs. Why?

New business

Condo insurance policies: The board has been reviewing a lower cost policy for earthquake insurance and/or lower deductible for earthquake policy. The previous two years we've paid Landmark American Insurance Company close to \$30,000 annually with 15% deductible for earthquake coverage only and State Farm \$16,700 for other coverages. We have received a competitive new earthquake quote from Great lakes - Lloyds Underwriters that will cost \$26,827 annually with a 10% deductible for earthquake coverage. The board voted and approved this policy change.

Old Business

Received a quote from Vinyl Smart \$16-18,000 to replace the pool overhang with vinyl. The quote was \$16-18,000. Too costly for current budget at this time. Steve will look into the cost for termite repairs.

Christmas lights: Must be removed immediately. Remove lights after Christmas before the end of January each year.

Amenities committee: Decorative solar lights to be placed out on north side of facility

Dumpster divers: The board will be writing a letter to Glendora PD regarding this situation. As a resident, you may ask the person to leave the premises as they are on private property. Do not get into a confrontation with the person. If the person does not leave, you can contact the Glendora police department who may then come out and arrest the individual.

Delinquent association fees:

Unit #1239 made a partial payment including late fees.

Units #1202, 1207 are behind in dues.

Dryer duct cleaning: Still pending a quote.

Termites: Unit #1226 was given Morgan Termite phone number to contact. HOA pays for outside work, except owner add on work, owner responsible for interior.

Financial report: Not available for review at time of meeting.

See attached important information from the city of Glendora for water savings guidelines and rules.

GGHA HOA