

MINUTES: Wednesday July 8, 2015 (2)
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, Diana Crain, Carol Keding, Adele Woodward
Steve Thomas absent - on vacation

Residents: Cathy Watkins, Becky Forss, Nancy Keding, Chris Blackledge, Luke Walker, Diana and Nick Nicolaou

The meeting minutes from June 3, 2015 were approved.

Next meeting: **8/19/2015 7:00 poolside**

Residents comments:

A homeowner asked if dues can be paid online. This method of payment is not available.

Are rebates available to homeowners for water conservation improvements? If an item is purchased and installed, and has a rebate value, the homeowner can obtain a copy of the water bill from Western Condo Management to use to submit the rebate forms.

Resident at unit #1248 noticed a person sleeping on the grass on Valley Center at 11 p.m. and called the police. The trespasser was asked to leave the premises by the police. This resident asked if he could install wrought iron on top of the current wall on his premises (same as front of the complex). The board will need to discuss this matter.

In light of this matter, the possibility of a security gate for the complex was again brought up and several other residents agree that it would be a good idea to pursue this matter. Brian Franklin has agreed to make some phone calls to find out if the city would allow a gate on our complex at Arrow Highway and Valley Center.

A party was thrown recently at the house on Valley Center north of our complex. Something happened (no one is quite sure what) and the police came, closed off the entrance to our complex on Valley Center, drew their guns and removed a man from the residence.

If a resident has a problem getting into their personal mailbox (broken lock, etc.), the resident needs to contact the post office who will exchange the lock. Resident paid \$50.00 to have this done. Lost key, contact the post office.

Unit #1204 damage. A drunk driver flew into unit #1204 a couple of weeks ago and did extensive damage to the unit. The resident is in contact with the complex insurance representative. The damage has been cited as structural and further investigation is required by insurance investigator. The resident does not know when the repairs will be completed. The driver's insurance company will be responsible for payment of all repairs.

A resident had commented last month about street repairs on Valley Center. Improvements had been made between Gladstone and Juanita but did not continue in front of our complex up to Arrow Highway. Carol Keding and Diana Crain will look into this matter with the city.

Unit #1243 is a rental. A homeowner has noticed significant termite damage on the patio cover. The owner should be contacted to resolve this matter.

A resident is in the process of a refinance and needs a copy of the complex insurance policy. In a case such as this, contact State Farm Dennis Rosene 949-645-6000 for a copy of the policy.

A resident asked about unit #1212 which has been vacant for about 2 years. This unit has been a rental for many years. *Adele Woodward contacted the owner on 7/9/2015. The owner indicates that she does want to rent the unit and has advertisement to rent it. She will be asking \$1800 per month. If anyone knows anyone looking for a rental, they can contact the owner, Mrs. Morris, at 818-790-5502.

New business:

The gate lock for the pool area was broken. It has been repaired. The board discussed getting a new lock. The cost to do this is \$600 which will cover new keys as well. The board approved this cost. Steve to contact the locksmith to complete the process. Diana Crain and Diana Nicolaou will distribute the keys. Each unit will receive 1 pool key. Additional keys will cost \$20.

The large mailboxes to the left of the personal mailboxes are for all residents. These boxes are for safe delivery of large packages. All of the keys for these boxes are missing. It is possible that some of the residents might have these keys in their personal mailboxes. Please check your mailboxes. Insert the keys into the appropriate large mailbox lock to check for packages. Once the locks have been opened, the keys cannot be removed except by the post office personnel.

Broken sprinklers from the truck accident were repair by the gardeners. Bill should go to insurance for payment. Crushed plantings also removed.

Unit #1229 had pods delivered. Not sure when the resident will be moving therefore not sure how long the pods will be on the premises. Generally, pods should remain on premises for not longer than a couple of days. Board to discuss.

Old business:

Carol Keding has contacted the city as well as the local fire department about the dead trees in the backyard of the house across from her unit. She has not heard back from either. A suggestion was made that she contact the owner of this house about the situation. If the owner is not responsive, the fire department should again be contacted.

Steve Thomas to contact Morgan Termite regarding cost to repair termite damage on the trellis out at the pool area.

Dryer duct cleaning: A quote has been received to have dryer ducting cleaned out. The cost would be \$75.00 each if more than 10 units are done, 6-10 units \$95.00 each, and 5 or less is \$125.00 each. It is highly recommended that residents have these ducts vacuumed out once each year to remove debris that could cause a fire. Please note that duct cleaning is an owner's responsibility.

Termite repairs:

Unit #1226 Board needs a quote from Morgan Termite

Unit #1220 The board has approved the cost of \$325 to repair the damage on the balcony. Owner to cover the cost of \$100 for attic repairs.

Delinquent association fees:

Unit #1202 owes \$1705 in past due association fees

Unit #1207 owes \$636 in past due association fees.

Unit #1239 owes April, May, June fees

Financial report (7/5/2015) was reviewed. \$26,000 paid for earthquake insurance. We are still inline with our annual budget.

Attachment: City of Glendora 6/2/2015 regarding drought situation.

All Residents: Please do not open the pool gate to strangers if they do not have a pool key. Very likely, they are trespassing and attempting taking advantage of your good will so they can use GGH4's facilities. It happened recently.