

MINUTES (with corrected next meeting date)

From

Wednesday, September 9th, 2015

Glendora Gardens 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, Steve Thomas, Isolde Fehrman (Western Condo Management); Adele Woodard absent

Residents, Sandra Hernandez, Diane Nicolaou

The meeting minutes from 8/19/2015 were approved

Next meeting: Wednesday, **October 14th** (corrected date)

All Owners: Please note this is our annual Home Owners Association General Meeting (HOA).

Please be sure to submit your ballot choices for your 2016 HOA Executive Board by mail or at the meeting. Please review the ballot instructions before submitting your ballot.

We will be having a yard sale on October 3rd at 7:00 a.m. Diana Nicolaou will place an ad on Craig's list. Residents can use the east and south side of the complex, grassy areas to place items for sale.



Resident comments:

Sandra stated a neighbor's (not part of GGH IV) pine tree is growing over the fence on the east side of her property. Will the association call the home owner? The board suggested that the best approach for this situation would be for her to establish a cordial communication with her neighbor and ask the branches be cut down. Owners are reminded that they can remove any tree branches or shrubbery growing over the fence. The best solution is for owners keep their landscape well-trimmed.

Proof of Insurance for Mortgage Holders. Steve asked Isolde how owners can obtain evidence of property insurance for their mortgage holders. Isolde said that owners should call State Farm at 800-448-4664, state the purpose for your call ("I need proof of property insurance"), give your address (they cover two Glendora Gardens HOAs; make sure they know you are Glendora Garden Homes **IV**), and ask them to send a certificate of insurance to the mortgage holder's address you will supply.

Old business:

Nomination forms were submitted to Isolde, the HOA's independent election officer. She will confirm with the nominees that their name has been nominated and then mail ballots to all owners.

Owners, please vote. It is preferable that you mail your ballot in the envelopes supplied with your ballot. Or, you may bring your ballot **before 7pm** in the special envelope at the General Meeting on October 14th. Let's have **all 48 owners vote** this year. Tabulation of the ballots will be taken by the election officer before the meeting starts.

Spa Underground Leak. Steve noted water running from the pool/spa's filter and pump enclosure. It was another under concrete pressure line that burst. Sparkling Pools estimated \$1300 to fix the problem. In a prior pool plumbing leakage, the HOA paid \$1700 to fix the plumbing line and to patch a raised concrete sidewalk slab at the entrance. Sparkling Pools was approved to proceed. Once the area was excavated, Sparkling Pools noted there were 3 more lines that could also burst in the future. All lines were replaced with a higher grade PVC piping. In addition a flow meter (required by the LA County Health Dept.) was added to the spa line. Total cost was \$1780 which was approved by the board. No more leaks, please.

Dryer Duct Cleaning . There is interest among many owners to have this done by a professional service. Adele posted a letter to all owners asking, if interested, to please contact her. Information is part of her notice on our central bulletin board. Owners should view this service as a necessary maintenance service to avoid dryer fires.

Pool Enclosure's Trellis. It is showing its 30 years of use and there is evidence of termites. Replacing the entire trellis with vinyl would cost an estimated \$15k to \$16,000. The board feels this is a prohibitive cost. Morgan Termite has quoted \$4,500 to treat for termite infestation and replace and/or remove damaged sections. The board will review this quote and discuss it further at the next meeting. When this work starts, it will require closure of the pool. We agreed, though, we should wait until cooler times to start.

Rekeying the Pool's Access Gate. The board believes there may be too many keys to the pool area and perhaps it is one reason there has been incidents of unauthorized access to the pool (other than climbing over the fence). We want to make sure that only residents and vendors (pool, landscaping, etc.) have keys. This rekeying process has been approved by the board. Each resident will receive one key. We are working out the details of the distribution. The estimated cost was close to \$600. Additional keys will cost \$25.00 each.

There have been suggestions that perhaps our complex needs security gates at both entrances. The Board has been reviewing the possibility of installing security gates at each driveway. Brian Franklin is looking into feasibility and cost.

The resident at unit 1248 mentioned that people had been sleeping on the grass on the east side of the complex. The question was asked whether the Board would agree to install additional iron fencing above the existing stone fencing to increase a level of security. The Arrow highway units have similar iron bar fencing. This has been approved for unit 1248. The Board is discussing whether or not this bar fencing should extend to #1247 as well. The resident at 1246 has also requested this extension. The matter for the latter two units is pending.

Backyard Drains. (This is a repeat from prior minutes) There is a drain in each unit's backyard. These drains are connected by an underground pipe, called "swales" (refer to CCR Article XVII paragraph 9, page 71), to several neighbors, usually 3 or 4. Each home owner is responsible for keep their part of the drainage free from obstructions. For most units, it's the only way water can flow out of your backyard to eventually the street. If this is to be an "El Nino" year, you can expect a lot of rain water in your backyards.

Parking. (Repeat) Respectful use of outside parking continues to be a challenge. Outside parking is meant to be for day use and not for long time storage. Please note: Also: residents/owners may not leave their cars parked in front of their garage. Steve placed a "move your car" notice on a windshield recently. The renter/resident stated that contractors and other residents do it. Why can't she? Everyone should note that our private drive ways are considered a "fire lane" by the City. Anyone leaving their car parked in front of their garage is in violation. Past boards viewed temporary, but controlled parking, was acceptable. This means, you can move your car out of the way for emergency vehicles quickly. Boards thought if you are washing your car, unloading or loading your car, or a workman's vehicle close for access to tools, as OK. Boards never have sanctioned leaving cars unattended. Repeated offenses could result in towing the offending vehicle, subject to the law.

Termite & Deck Work. Craft Coating was approved to proceed and repair termite work and resurface the south deck for #1229. The cost estimate was between \$800 and \$900.

Morgan Termite offers termite insurance. As a reminder, owners are responsible for the interior maintenance of their units, and backyards as well. We understand this insurance is relatively inexpensive and a good way to keep termites under control. **Adele Woodward** will contact Morgan and report back general costs and coverages.

Thanks for conserving water. Our last water bill shows residents are using less water. Keep up the good work! Our landscaper/gardener contacted Steve to propose we start using drip systems in selected areas. More later.

Financial reports were reviewed.