

MINUTES: Wednesday October 14, 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

Next meeting: Next meeting Wednesday, November 18

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

Residents: Nancy Keding, Scott Campbell

Results on vote for 2016 board members: Chris Blackledge, Brian Franklin, Diana Nicolaou, Steve Thomas, Adele Woodward

Homeowner/resident comments

1. In the very near future we should paint the wood AND stucco as it is looking bad.
2. There is a loose speed bump coming in from Valley Center.

Old business

1. Dryer duct cleaning: Only about 5 people have opted in for cleaning. We will wait until the beginning of November before actually contracting the work. Call 909-599-8410 Adele Woodward if you are interested in adding yourself to this list
2. Replacement or repair of the wood trellis in the pool enclosure still in bid process.
3. We will be rekeying the pool gate lock. Keys will be passed out to residents some time in December.
4. Security gates: Still in feasibility process. Brian is looking at having two contractors review the project, determine if the existing entrances can be converted according to building codes, and submit a bid for the board to review. If the first two key factors are done and appear to be feasible, then most likely the board will solicit comments from home owners.
5. Additional security fencing for #1248 and adjacent units. Fencing for 1248 has been approved. Other units are still pending a decision by the Board.
6. Termite work has been completed for 1204 and 1230.
7. Broken backyard concrete fence between 1213 and 1214. Status is unknown at this time. Work will be coordinated between the residents of these two units.

8. Insurance issues #1231 is still in process with insurance companies.

New business

1. Dues will be increased \$10.00 to \$290 per month as of 1/1/2016. The board expects increased number of termite and other maintenance issues in the near future. The new board will gather bids to paint the exterior wood and look at the feasibility of cleaning and protecting exterior plaster that is showing dark streaks. Keeping unit's exterior in presentable shape is in the best interests of all owners.
2. A roof leak has been reported at unit 1226. The resident called Rain Dance for an estimate of repairs. The board approved \$850 to fix the leakage around the chimney's flashing.
3. Steve Thomas will be contacting Rain Dance with the possibility of inspecting all roofing.
4. Unit #1243: Owner is getting a quote for termite work (not Morgan). Board will need to review quote.
5. There is a broken lamp post by unit #1226 that needs to be fixed. We will have a handy man take a look at the breakage.
6. Financial report reviewed.

Note: There is a possibility of a significant El Nino this fall and winter. Each owner/resident should inspect the underground drainage called a swale (from the drain cover) in your backyards. Please make sure that it is not blocked by debris. For many units these drains are the only way excess water will flow from your backyards to the street.