

MINUTES: Wednesday January 12, 2016  
G10lendra Gardens Homes IV HOA Board  
([www.ggh4.org](http://www.ggh4.org) - website for "Glenview Lane" addressed homes only)

Call to order: 7:00 p.m. 1233 Glenview Lane

Board in attendance: Brian Franklin, Diana Nicolaou, Steve Thomas, Adele Woodward, Chris Blackledge, Isolde Fehrman (Western Condo Management)

Residents in attendance: Cathy Watkins, #1204

The meeting minutes from December 8<sup>th</sup>, 2015, were approved

Next meeting: February 10, 2016 at 1230 Glenview Lane, Nicolaou residence

**Homeowner and resident comments:**

1. Roof leak ( south patio) reported at unit 1204, Watkins
2. Roof leak (north patio) reported #1215, Sheldon

**New business:**

1. New HOA Board officers: Steve Thomas – president  
Brian Franklin – vice president  
Diana Nicolaou – treasurer  
Adele Woodward – secretary  
Chris Blackledge – member at large
2. Protection options for unit 1204 from collisions off of Arrow Highway. This is the second time in less than a year an out of control vehicle has come close (latest) or has crashed into this unit.
3. Financial Reports. To be reviewed after the meeting by new and existing board members. To note: the end of 2015, total reserves are \$424,169; late charges added \$1217. This is unfortunate as the board wishes all owners to make their payments on time. Some expense categories were over budget, i.e., insurance, pool repairs/supplies, and some areas we saved money, i.e., utilities. Some volunteer work resulted in savings.
  - a. We expect to be making some one- time improvements and needed maintenance in the New Year, such as repainting all exterior wood (looking at cleaning stucco also), repair of the outside trellis, etc.
4. Unit 1219 has installed double paned windows. The wood around the windows required replacing and repainting.
  - a. The common HOA paint for exterior wood is: Behr 100% acrylic base 4300 exterior flat (DP-359), color Oxford brown.
5. Better coordination with the Glendora police dept. Chris offered to establish a more formal liaison where the HOA can communicate our security preferences. Namely, arrest trespassers who refuse to leave.

## Old business:

1. Dryer duct maintenance – 7 owners have requested service. Adele Woodward will contact these owners to discuss date of service and final cost.
2. Morgan Termite will repair the wood trellis in the pool enclosure. The board obtained two bids, one to completely replace the trellis with synthetic wood, between \$14k and \$16k, and one from Morgan Termite, \$4,500. Morgan will directly address the termite and wood rot problems. Please refer to the August minutes. The job will take for about a week. The pool will be closed due to construction activity and staged materials.
3. Re-keying pool key lock – Steve Thomas to handle this matter. Pool keys have been changed one time before over the 30+ years. The board felt this change was necessary as a safety factor for residents. There were too many accounted keys. The vendor gave us a good quote (\$600) for keys, stamping home addresses on each key and changing the lock at the entry gate. Keys will be ordered and owners/renters will be advised to pick up the new keys from either Diana Nicolaou or Diana Crain before the lock is changed.
4. Security gates and fencing at entrances – Brian Franklin is still in process of obtaining information and cost. We are not certain if we have the dimensions for clearance to security gates. This is a feasibility study at this time.
5. Addition security fencing at unit 1248. This has been approved by the Board.
6. Driver accident on December 21, 2015. Two lights and posts, and one address post were damaged and will be repaired. Electrical service was partially restored to the impacted units, although the common area lighting cannot be restored until the lighting circuit when the entry lights are repaired. We expect the cost of associated repairs should be covered by driver's vehicle insurance. Brian has obtained a bid from our HOA electrician. We need a bid on repair or replacement of the sign posts and damaged street name.
7. Unit 1209 slow backyard drain. The owner has been notified to contact Western Rooter or he may contact Brian. At the meeting, he stated he has a handyman who will do the service at a flat rate (\$75. The cost of the associated repairs to be paid by owner.). You can contact him through the GGH4.org website, send a note.
8. Tree Trimming. The board congratulates all residents for cooperating 100% by relocating their parked vehicles from under the trees. The previous year not all residents relocated their cars and those trees were not trimmed. Cost of this service was \$2350. With the expected big rains from El Nino, our common area trees appreciate their "haircut".