

MINUTES: Wednesday February 10, 2016
Glendora Gardens Homes IV HOA Board
(www.ggh4.org - website for "Glenview Lane" addressed homes only)

Call to order: 7:00 p.m. at 1230 Glenview Lane

Residents present: None

Next meeting: Next meeting Wednesday, March 9, Pool side weather permitting or Diana Nicolaou's residence #1230

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

Reviewed and approved financial report.

Homeowner comments:

1. The ivy was removed from in front of unit 1236. Owner wants to know if they can replace with potted plants. This is acceptable to the board; however, at some point the plan is to replace this area, and possibly others, with drought tolerant planting.
2. Can we replace common area fluorescent bulbs with LED bulbs? They appear to be brighter and will save energy and costs. Board needs to determine the rating and cost of replacement.

Old business:

1. Dryer duct cleanings have been completed. Great job done on 9 units. Some were heavily packed with debris while others had very little. Just a reminder that this is an owner maintenance responsibility and it could be a fire hazard.
2. Trellis repair in pool area has been completed. Looks good. Cost was \$4,500 which included termite treatment, replacement of damaged wood, and repainting the trellis.
3. Rekeying of pool gate lock. Steve Thomas will contact a locksmith, Barney's Locksmith, to get this process started. The new keys will be distributed before the lock is actually changed. There will be a posting indicating where to pick up the keys.
4. Security gates at entry points. The city has indicated that our HOA can install these gates. However, the installation cost is \$30,000 - \$40,000 for just one mobile gate and one semi-fixed gate. The cost of rebuilding the electrical service was a

major element for this project. There was also concern relating to ongoing maintenance costs. This will be discussed again at the next board meeting.

5. Unit 1248 owners requested additional iron fencing on top of its present stone wall due to its location on the east boundary. Steve will coordinate with the owners.

6. Installation of bollards at the Arrow Highway entrance for west bound traffic (in front of unit 1204). The HOA has been here for 30 plus years and within the last year, there have been 2 car crashes inside the Arrow entrance. #1204 had significant damage with the first crash. The board is exploring the installation of bollards to protect the corner home. Board needs to consider color and type of bollard and installation. TBD

7. Roof repairs. Steve has spoken with Raindance but the repairs have yet to be completed. Steve will follow up with Raindance.

8. From the second car crash that knocked down light posts and signs, one sign (the private property sign) needs to be repositioned at the Arrow Hwy. entrance. The Glenview Lane, California vehicle enforcement sign still needs to be put back up. Work in progress.

New business:

1. Should we purchase new pool furniture? The board has agreed that some of the existing furniture is looking a bit shabby and the board agreed that we should look into pricing of new furniture. Steve Thomas and Diana Nicolaou will look into pricing.
2. Review current financial reports.
3. One unit owner, possibly two, is significantly behind with their monthly dues to the HOA despite personal follow-up inquiries from Isolde. The board agreed that for the financial health of the association, our lawyer should send a demand payment notice and, if necessary, file a lien against the property.
4. Brian Franklin to obtain quote to clean the stucco and paint all of the wood on the property.