

MINUTES: Wednesday May 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. pool area

Residents present: Nancy and Carol Keding

Next meeting: Next meeting Wednesday June 8, 2016 pool area

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

The meeting minutes from April 13, 2016 were approved.

The current financial report was reviewed.

Homeowner and resident comments

1. Resident at unit #1236 would like to have a garage sale. Resident to provide Board with a couple of possible dates to present to the residents. Please note that garage sales are only allowed on the grassy area outside of the complex. Garage sales cannot be held in individual garages due to traffic congestion and safety to residents.
2. Two residents wanted to follow up a bit late to have their dryer ducts cleaned. Mr. German charged \$89 per unit a month ago for nine units. Many residents were satisfied for his services. He can be contacted at 626-408-4577 if you don't want to wait until next year. From one of the residents, we understand Sears wanted \$200 plus.
3. A resident has asked if we might consider a community summer pool party, pot luck style. Any thoughts? Residents: please contact a Board member or use the HOA website, www.ggh4.org.

Old business:

1. The pool gate will be rekeyed by the end of the month. If you have not picked up a new key you will not be able to get into the pool area. Instructions for picking up your key are posted in the mailbox area.
2. The approved added fencing for #1248 exterior facing walls, Valley Center side, has been completed. Cost was \$1,100; it looks good.
3. Unit #1246 has a missing corbel on north balcony. Board is still looking for a replacement piece. Steve contacted two handymen with this information. It's a small job, but hopefully one of them will find the time for this repair.

4. Project status for painting all exterior wood surfaces: Board is still in process of obtaining bids. Two bidders dropped out. The Board agreed Morgan Termite should review all 48 unit's exterior wood trim and estimate a cost for basic repairs *before* painting commences. Repairs may include replacement of wood rot, termite damages, or filling in cracked sections. Morgan will be on site Wednesday, June 15th. They will do the best they can to check backyard wood also.
5. Unit #1243 leak in garage. Residents are still not sure where this is coming from. Resident will monitor.
6. Unit 1212 termite and balcony floor repairs have been completed. The HOA's portion for exterior repairs was \$1500. The south balcony also was resurfaced, cost approximately \$900.
7. Units #1209 and 1210 plumbing repairs have been completed.
8. Bollards for protection of the front unit at the Arrow Hwy. entry. Board is still in process of selecting design and then will obtain bids.

New business

1. HOA Maintenance procedures, HOA vs. owner responsibilities. The question has come up regarding whether we should contact a lawyer to review our current CCRs as some of the larger HOA have done.
2. Davis-Stirling Act, state law governs common interests in townhome and condominium facilities. Board wants to assure that our CCR's, approved in 1985, are in compliance with the state law. The board is considering further review of our HOA with possible assistance from a specialist attorney.

Additional notes:

The City of Glendora has some large rain barrels that they are giving away. The intent is to save rain water to be used by the resident. Anyone interest, contact a Board member.

Pool hours for summer are 8 a.m. through 10 p.m. Sunday through Thursday; 8 a.m. through midnight Friday and Saturday. If you are using the pool facilities, please have fun and try to keep your noise down. Your sound carries to the adjoining units.

Missing Pin Wheels and Solar Lights. They disappeared May 18th or 19th. All solar lights and pin wheels are donations from the Ambience Committee. Stolen items were placed with approval of the present and past boards. The stolen solar lights were newer and placed along the Valley Center driveway and mailbox area. If you know what happened to these items, please contact a board member.