

MINUTES: Wednesday July 12, 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: Hani Marcos

Next meeting: Next meeting Tuesday, August 9, 2016 pool area

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

The meeting minutes from June 8th, 2016 were approved.

The current financial report was reviewed.

Homeowner and resident comments

1. A resident asked if the board would consider changing pool hours for exclusive use by adults later at night, to exclude children. This adult uses the pool for daily exercise swimming laps. This proposal was rejected by the board.
2. An owner via email commented that the Glendora drinking water was heavy with chlorine. This topic was shared via the "Sunflower Neighborhood Chat" website. One of the users called the water service and was informed the water is fine/safe to drink.
3. A homeowner inquired about our HOA "rules and regulations". This information is available in our website www.ggh4.org. Refer to section III, pages 10 – 16.
4. A resident spotted a mouse or a rat and wanted to know what residents have done in the past. Most residents have gone to Home Depot to purchase rodent traps. The resident can also contact a local exterminator. The board does not have a recommended exterminator.

Old business

1. Safety Bollards for Arrow Hwy. entrance. Chris is talking to vendors to learn options and pricing.
2. Garage Sales. One resident had a garage sale a few weeks back, but they did not coordinate it with the board. They were the lone seller. Past experiences show that when this is coordinated with the board, other residents can join in. Multiple vendors attract more foot traffic and sales.
3. Should the GGH IV CCR's be reviewed by a qualified lawyer who can update our provisions to be in alignment with the state law, Davis-Sterling Act? As stated in prior minutes, larger HOA's have done this and it was quite expensive. The board believes our CCR's are in compliance with the state law but there maybe a few items that could be updated, e.g. weight of pets, satellite dishes. Action pending.

New business

1. Project Refresh. The board reviewed bids/proposals from two vendors re painting the wood trim. Action Painting has been used by our HOA as well as our larger neighbor, Strawberry Lane. Their bid to perform prep and paint exterior wood, 8 wooden garage doors, varnish to front doors, the two restroom doors: \$38,500. They also offered to clean black mold, where present, off of stucco at no charge. Our complex was last painted in 2007. The board approved this bid which is close to the prior expense.
2. Morgan Termite walked our complex to examine needed wooden repairs before painting. Their bid of \$12,000 for a very extensive list of work was approved by the board.
3. Timing.
 - a. Morgan will begin ASAP starting with the Arrow side units and they will work their way through the complex. They estimate approximate 1 ½ months to complete their work which we were informed will be intermittent. (Remember: we got a got deal)
 - b. Action Painting's work will take 25 working days. They will start when Morgan is at least half to 2/3rds through their repairs.
 - c. As best as possible, residents will be alerted when work will be performed in their area
4. All Unit Preparation: if you have lights, nails, etc. attached to wood to be painted, please remove or relocate them. Plants should be moved aside. Painting includes backyard wood trims. Please keep your pets inside.

Additional notes:

The Glendora Water Dept. updated our water meters with automated wifi units for data collection. All of the work was by an outside vendor, supervised by the Glendora DWP. A board member who chanced to be picking up mail noticed water cascading towards Arrow Hwy. Unfortunately, the broken pipe was next to #1204. With 3 trucks and 5 workmen, the pipe was repaired, but much later in the afternoon.

Your Board recently changed the locks to the swimming pool and restrooms. New keys were passed out to owners and residents. Before then, non-residents had been gaining access to use the shower and pool to bathe and they even did laundry late at night. If someone asks you to enter the pool, please don't respond. If they are a resident, they have a key. They should use it. If they climb over a wall, they are trespassing. Go to a safe distance and call the police.