

MINUTES: Tuesday, August 9, 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, Barbara Newman

Next meeting: Tuesday, September 6, 2016

General meeting: October 11, 2016 This will be an annual general meeting and all owner/residents are invited to attend. Nomination forms will be mailed out soon and are due back to the Management Company before the next meeting. Owners are encouraged to consider volunteering to serve on your HOA board.

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

Homeowner and resident comments:

1. Residents heard loud talking coming from the pool area on an early Sunday morning at about 3:30 a.m. The police were called to attend the situation and were told that the pool goers were residents of the complex. All residents should take note of the pool hours posted on the gate outside of the pool AND should remember that noises carry from the pool area. Please adhere to the pool hours of operation. The board and a few residents decided to chip in a few dollars to buy pizza and sodas for the Glendora PD weekend graveyard shift.
2. Please note that coyotes have been spotted around the area. A dog walker was walking their dog in the area of Juanita and Treanor at 5:30 a.m. and was confronted by a pair of coyotes. Be mindful.
3. A couple of blue tiles fell off of the spa. The Board will consider obtaining a bid to replace the tiles.
4. Barbara, unit #1240, presented a plumbing estimate from DunRite. The estimate contained other repairs, but the board approved only the repair to the plumbing in the common wall, \$885.
5. There were bits and pieces of water balloons left out at the pool area. Please be sure to clean up the pool area before you leave. Certain items can clog the pool pump; possibly water balloon pieces so be careful. Emergency repair or replacement of costly equipment is wasteful of our HOA funds.

Old Business:

1. Safety bollards for Arrow Entrance. The Board is getting closer to choosing the design and color for these bollards. An acceptable quote has been received and reviewed by the Board.
2. The discussion regarding having the CCR's reviewed has been tabled for the time being.

New business:

1. Unit 1240 has an in-wall leak. The Board has reviewed the quote to repair the damage. \$885 has been approved.
2. "Project Refresh"
 - a. Before painting can begin, Morgan Termite will replace damaged wood trim from wood rot or termites. They started August 4th in the first bay on the Arrow side. They estimate their work will take approximately 1 ½ months.
 - b. Painting by Action Painting has been approved by the Board and will begin once Morgan has a sufficient head start. Action estimates their work will take approximately 25 days. Their work will commence when Morgan has made sufficient progress.

Please be sure to help out the workers with cooperation

1. Give painters clearance to do their job by moving hanging pots, keep plants away from wood areas and remove any flags.
2. Remove nails, hooks, decorative items including lighting off of the wood.
3. Keep your pets indoors when possible while workers are in your area so that backyard trim can be painted.
4. If you have any questions, contact a board member or go to the website to submit your comments or questions.