

**MINUTES: Wednesday Sept. 6<sup>th</sup>, 2016**  
Glendora 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. pool area

**Next meeting: The Annual General Meeting and Election for Board,  
Tuesday, October 11<sup>th</sup>, pool area  
All owners welcome to attend.**

**Owners:** please mail in your ballots to be received by October 10<sup>th</sup> or bring your ballot to the general meeting. Tabulations will occur before the meeting.

**Residents present for Sept. Meeting:** None

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

The meeting minutes from August 9<sup>th</sup>, 2016 were approved.  
The current financial report was reviewed.

**Homeowner and resident comments**

1. A resident contacted Steve and reported a neighbor's children play late at night outside his unit while they were trying to sleep.  
The board agreed with Steve who advised the owner to have a friendly chat with the children's parents before involving the board.
2. Chris reported one recent morning that a neighbor alerted him that there was a couple, along with their bicycles, in the pool area. It was around 6AM. They were not residents nor invited guests. Chris directed the couple to leave immediately or he would call the police. They departed.
  - a. Residents, if there is an immediate danger/threat, dial 911. If not, dial the Glendora PD main number: 626-914-8250
  - b. The board has met with a member of the Glendora PD, signed a document, expressing our wishes that trespassers who choose to not leave can be arrested by the police.
3. An owner wanted insurance coverage information for their mortgage company.  
The contact information is in the "download" section of [www.ggh4.org](http://www.ggh4.org). When you call GGH IV HOA insurance office, they will need your mortgage company's contact information to send requested documents.

**Old business**

1. Safety Bollards for Arrow Hwy. entrance. The board approved the price for the installation for the number of bollards, but before returning the contract, they requested an installation plan to review.

- a. (Background) In separate incidents over the last year 2 cars have gone out of control and crashed and nearly crashed into one of our units. We believe installed bollards will provide a measure of protection.
2. Project Refresh. Morgan Termite Co. has started with the Arrow side units to replace wood sections that have termites or wood rot. They had estimated their work would take 1 ½ months. We haven't seen them in the last week. Steve will contact Morgan to discuss their schedule. Once Morgan has finished a sufficient number of units, the Board will turn Action Painting loose to start their phase. Action estimates their part of the project to be approximately 25 working days. They will start on the Arrow side and work their way to the back.
  - a. Painters will not go into backyards that have pets outside.
  - b. All residents: please be aware that all exterior wood trim will be painted. If you have plants or decorative items attached to or sitting on wood, please remove them for the painters.

### **New business**

**Nominations for the 2017 GGH IV Executive Board.** Steve sent a note to the other board members asking that they consider nominations. They all agreed to be nominated. We are please there are more than 5 nominees.

Voting owners, **please** take the time to consider each nominee and send in your ballot. For an election to be valid there must be a sufficient number of ballots. **Or**, we have another vote/do it again.

### **Message from your GGH IV HOA Board.**

It should be viewed as a privilege to serve as a board member for the GGH IV HOA. This year, there are 7 owners who stepped forward to be nominated. It is noted however, that 6 nominees have served previously. All owners received nomination forms, but only a few forms were returned.

There are 5 board positions and 48 owners, yet for the most part, your board has had the same members for the last several years. Your HOA should have more owners ready to serve. Some prior board members have not served in many/many years and expressed no interest. "I've paid my dues".

Find out what is happening; how your dues are spent; help to make decisions on future projects. It may be a volunteer/no pay job, but service with accomplishments should be payment enough (Our CCR's state these are 'no salary' positions).

**Monthly Dues.** At the General Meeting the board will review year to date financial reports, and with knowledge of next year's projected expenses, they will consider whether or not to raise our monthly dues. Current fees are \$290 per month.