

MINUTES: Tuesday, October 11, 2016, 7 p.m.
Glendora Gardens Homes IV HOA Board
(www.ggh4.org - website for "Glenview Lane" addressed homes only)

Call to order: 7 p.m. pool area

Residents present: Scott Campbell, Diana Crain, Ellie Hare

Next meeting: 7 p.m. Tuesday, November 15, 2016 pool area (depending upon weather)

General meeting: The general meeting was held this evening and new board members for 2017 were selected by casting of votes by owners. The new members are: Paula Verdugo, Steve Thomas, Diana Nicolaou, Becky Forss, Brian Franklin.

DUES WILL REMAIN THE SAME AT \$290.00 PER MONTH FOR 2017. Our focus on cost saving measures have helped our HOA to stay within yearly budgets.

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

Homeowner and resident comments:

1. A big thank you to an owner who took his time to fix 3 dripping faucets in the pool area and the door closer in the men's restroom. He saved our HOA many \$\$\$.

Old Business:

1. The design and placement of the bollards that will be placed in front of unit 1204 has been approved by the board. They will be painted dark brown that matches with the dark wood on the units. The installation date is undetermined.
2. Project Refresh status. This is moving right along, but slowly. Painting has yet to be commence as we are waiting for Morgan Termite's repairs to be further along before starting the painting phase. Our HOA received an excellent bid of \$12,000 for all the work throughout the complex. Some additional problems were found, e.g., termite infested door for the pool utility closet, and the board voted on each item. A summary of repairs to be made is on our central bulletin board

A reminder to residents during this work:

- a. All exterior wood will be painted our standard Oxford Brown color.
- b. This includes original balconies, including posts and wooden ceilings.
- c. Any post-builder patio covers can be painted upon request and charge to the owner. Action Painting will furnish a cost to the owner.
- d. Action painters and your board will coordinate backyard painting with residents. Please keep your pets indoors on painting day. If painters are approaching your area, it is a strong possibility they will be painting your backyard wood very soon.

New business:

1. Financial reports and statements were reviewed and approved.
2. Isolde stated that a recent City of Glendora mandatory testing of our complex's backflow preventers showed that one of the units is failing. The board approved its repair ASAP. Isolde will contact a repair firm. The cost is under \$500.
3. #1245 wants to build a new outside/back patio. The builder is requesting Board approval. The builder has been requested to send the board the plans for review.

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.

Additional Comments from the Board:

1. If you see a common area light out, please access our web site www.ggh4.org and send a note to the board. All board members receive your inquiry.
2. Please be sure to place all trash inside the bins. If the item is in the enclosure, but not in the bin, i.e., on the ground, the disposal company will leave it there. It's not their job to load bins.