

# Minutes: Tuesday January 10<sup>th</sup>

## Glendora Garden IV HOA Board

([www.ggh4.org](http://www.ggh4.org) – website for “Glenview Lane addresses only”)

Call to order: 7pm, Steve Thomas’ unit, #1233. Board members present: Becky Forss, Paula Verdugo, Diana Nicolaou, Brian Franklin, Steve Thomas

Residents present: Maria Stevenson #1220; Chis Blackledge #1229; Diana Crain #1246

**Next Meeting:** Wednesday, February 8<sup>th</sup>, 7pm at Paula Verdugo’s #1234

December minutes approved.

### Homeowner & Resident Comments

1. Maria Stevenson attended to alert the board she is changing her backyard to a less maintenance surface; 2nd, the contractor asked permission to remove a portion of the ‘concrete’ fencing in her backyard for better access for removal of soil. The board approved the temporary removal of the concrete fencing with agreement to two conditions: first, the “downtime” is kept at a minimum; 2<sup>nd</sup>, if any portion of the fencing is broken due to handling, regardless of its prior condition, the owner or contractor pays for its replacement.
2. Chris mentioned that the commode in the men’s restroom needs attention, perhaps re-bolting it to the floor and the rooms need to be painted. (Steve will get an estimate from Action for painting.)
3. Steve noted that the lighting sensor that controls the pool area and common area lighting for 1243-48 is on continuously. Brian said he would coordinate repairs to restroom and lighting with a familiar handyman his company uses. Rates are reasonable.

### Old Business

1. Project Refresh. Action Painting will start Wednesday January 11<sup>th</sup>. All owners received a summary of this phase that included a request that all balconies be cleared by January 6<sup>th</sup>. Owners should alert their renters of preparation requirements. In addition, Action will leave a notice of work to be done on the occupant’s door. Please note resident preparation has to happen before painters can start. There is a sample card on the bulletin board for your information.
  - a. Remember, all exterior wood (except trellises) are to be painted are part of the contract. That includes your backyard. Please plan on relocating pets on the day painters will be in your backyard.

2. Owners: Some units have an optional trellis. The painting contract does not include painting your backyard trellis. Contact the on-site foreman, Antonio, if you want your trellis painted. Cost **to owner** is \$2 a square foot.

### **New Business**

1. New Board's duties for 2017. The board first stated their preferences and then we voted approval.
  - a. Diana Nicolaou, Member at Large
  - b. Becky Forss, Treasurer
  - c. Paula Verdugo, Secretary
  - d. Brian Franklin, Vice President
  - e. Steve Thomas, President
2. Two Residents volunteered an idea where they would install additional iron security fencing, similar to the sections added to #1248. Steve asked for more details, including pricing and sketches showing the work.
3. There has been a damage car parked in the center lot. There had been dates indicated when it would be removed, but it remains there taking valuable space. Steve to follow up with who we think the owner is. As a reminder to all residents: outside parking is for day use only.
4. Steve added an item to the agenda: he wanted to mention a "thank you" to the Keding sisters who alerted him that the pool area lites were out all nite for several days. Steve checked and found the GFI had been tripped. He restored power and checked with the pool service. Sparkling Pools advised that we monitor it for future outages. If they happen, each lite will have to be checked for integrity. Note: trespassers can trip the GFI buttons manually to turn off lites. The board asks units overlooking the pool to alert the board if the lites are out again.
  - a. The Keding's called several days later to report the Jacuzzi had been on for a couple of days. Steve checked it and noted who ever had used it did not follow instructions listed on the timer. The dial has to be turned BEYOUND the line marked on the dial. If not, the Jacuzzi will not turn off. Your HOA pays higher electricity bills which influence our monthly dues. Higher dues can result in higher rents. Everyone has a stake in conserving power.
5. Financial Reports. We did not have much time to review all the line items, but of note, repairs were high for the year, especially for the pool's equipment. Utilities were slightly higher by \$1327 of budget of \$41,400, primarily due to high water bills. Please try to conserve. \$17,000+ was added to our reserves.