

Minutes: Tuesday February 8th

Glendora Garden IV HOA Board

(www.ggh4.org – website for “Glenview Lane addresses only”)

Call to order: 7pm, Paula Verdugo’s unit, #1234. Board members present: Becky Forss, Paula Verdugo, Brian Franklin, Steve Thomas. Diana Nicolaou absent

Residents present: Diana Crain #1246

Next Meeting: Wednesday, March 8th, 7pm at Paula Verdugo’s #1234

January ‘17 minutes approved.

Homeowner & Resident Comments

1. #1214, Montoya family wanted to know when the next yard sale is scheduled. There is no date scheduled at this time, but board members thought it was a good idea to have it in the spring. Generally, more participants will attract more interest. The board will discuss a date at the next meeting.
 - a. If residents want to join the event, please let the board know via our website, www.ggh4.org and click on “send a note”. All board members will receive your email.

Old Business

1. Project Refresh. Action Painting started Wednesday January 11th. Despite all the rain days, Action is making good progress. Action will leave a notice of work to be done on the occupant’s door. 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 add-on backyard trellis. The painting contract does not include painting these trellises. Contact the on-site foreman, Antonio, if you want your trellis painted. Cost **to owner** is \$2/square foot.

Two units have decided to remove their wooden trellis over their patio.
3. The patio work for Maria Stevenson, #1228, was completed. Owner is happy with the job and the HOA fence is back in place.
4. 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. No action to date.
5. Damaged Car in center lot. Owner removed car.

6. #1207, Ms. Faustino complaint. Morgan Termite inspected the south side balcony area and did not find termite nor wood rot damage. Their report: there is a loose board that needs to be nailed back into place. They agreed to repair it for free the next time they are on site to do a job; coordinated with the owner.
7. Pool Area repairs.
 - a. Brian and the handyman fixed the mensroom toilet, both the flush and the anchoring, and they are back in order. Steve asked for a quote to paint the inside the restrooms.
 - b. They also installed a replacement lighting sensor for the pool area and #1243-1248 HOA lighting to better reflect sun up/down timing.
 - c. GFI controls for the pool and spa lighting. Sparkling Pools installed a new GFI electrical outlet. The old unit was shutting down the lights on an intermittent basis for no cause.
 - d. Steve notified Sparkling Pools that the broken entrance sign and a sign over the Cut Off switch need to be replaced ASAP. They are on order.

New Business

1. #1219, Hare residence, noted that after removing their old trellis, there was hidden termite damage. Morgan inspected the area and will submit an estimate. Steve will coordinate with Morgan for repairs ASAP before Action starts painting that block of units.
2. Stucco match. #1238, Dalmore residence, took a stucco sample to Home Depot and the paint dept. created a perfect paint match to cover the area. Nice job JoAnn, you did a great job! Steve would like the paint code so that the HOA can purchase the paint. A few of units could use some touchups.
3. Utility Door next to #1247. The door has holes in its base. Vinyl Smart submitted a proposal to replace the door for \$1,000.
4. Financial Reports.
 - a. Isolde reported that Action submitted billing for most of the project. She only paid the 2nd & 3rd progress payments. Action was not close to finishing the contract and the board supported only paying the partial payments. Isolde stated she will wait for board approval before making any further payments.
5. Steve had wanted to have the tree trimmers on our complex for the annual trimming, but is holding off until the project is nearly done. Many of our carrot wood trees are in full bloom while many other trees are dormant.

DID YOU KNOW - About Recycling

HOA lighting, the board takes the small bulbs to Home Depot. There is a small receptacle next to the Return Desk.

Recycling batteries from the solar lights: They go to the Ace Hardware store on Route 66 next to the Albertson Grocery store. **Do you recycle?**