

Minutes: Wednesday, March 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, Diana Nicolaou, Brian Franklin, Steve Thomas

Residents present: Chris Blackledge #1229

Next Meeting: Wednesday, April 12th, 7pm at The Pool

February ‘17 minutes approved.

Homeowner & Resident Comments

1. The next yard sale is scheduled for April 29th. Diana Nicolaou volunteered to advertise the event on Social Media closer to the date.
 - 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.
2. #1217 asked for information on HOA requirements for a screen/security screen for their front door. The Board has approved dark brown (preferable) or black as the approved color.
3. Residents are parking their cars in front of their garages over night which is in violation of both the CCR's and local Fire Lane regulations. The Board will begin to put notices on the windshield's of those cars. If the cars continue to park for more than loading and unloading, they may be towed at the owner's expense. There are more young children in our complex. Please observe the speed limits and drive carefully.

Old Business

1. Project Refresh. Action Painting has completed our painting project, and has moved on to other job sites. The Board approved payment of all phases but will hold the retainer until the touch up painting is completed. If you have questions or an area of concern, please contact the Board through our website to make us aware of any issues.
 - a). The contractor left extra paint if you desire to do your own touchups to small areas of exterior wood or stucco. Please contact the Board via our Website for the paint or the formula codes!
2. Owners: We are still waiting for many units to return the **Emergency Contact Forms** that were mailed out at the beginning of the year. These forms will be

helpful should an emergency arise at your unit. In reviewing our records, many of our contacts for you, your renters or the owners of the units are outdated! Please send your contact forms in as soon as possible!

New Business

1. The bathroom doors in the pool area are showing signs of deterioration and termite damage. There are also issues with closing and locking the doors. The Board voted to replace the doors with new metal, hollow doors. Brian Franklin will price and work with a handyman to have them installed.
2. The Utility door adjacent to #1247 was approved for replacement by Vinyl Smart Fencing at a cost of \$1000.00. Steve Thomas will call and make the appointment.
3. The timer for the spa is not working properly and is not always turning off the spa. Our pool man will be asked to price and install a new timer.
4. The tree trimming company will be out on Friday, the 10th at 10:00 a.m. to walk the complex with Steve Thomas. This year we will be having a light trim and expect the costs to be approximately \$1800.00 to mid \$2,000's.
5. Steve brought new LED flood lights that he had found at Costco for a very reasonable price. The Board voted to replace all HOA exterior flood lights (34 in total) around the complex while they were still available at Costco and had a refund available. Thank you to Chris Blackledge for running immediately and buying the necessary lights, and thank you to Carlos Verdugo for installing the lights the next morning. These LED bulbs provide better lighting, last much longer (50,000 hours at full brightness) and are more cost effective!
6. Financial Reports, were reviewed and approved.