

# Minutes: Wednesday, April 12<sup>th</sup>, 2017

## Glendora Garden IV HOA Board

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

Call to order: 7pm, Pool area. Board members present: Paula Verdugo, Diana Nicolaou, Brian Franklin, Steve Thomas

Board Member Absent: Becky Forss

Residents present: Keding residents, #1244

### Next Meeting: Wednesday, May 17th, 7pm at The Pool

March '17 minutes approved.

### Homeowner & Resident Comments

1. #1217 has a subterranean termite problem. Morgan Termite has reviewed and submitted an estimate. Morgan Termite advises to drill into both floor and wall to exterminate properly. Homeowner requests that the areas outside the home be treated as they do not want their new hardwood floor and walls opened. Morgan Termite does not feel this type of treatment will treat problem and will not guarantee results.
2. #1244, Keding residence, states Action Painting's work left stains, dirt or solvent?, on their patio flooring when they water blasted the stucco surfaces. They said: “It won't come out; what can be done?” Steve Thomas agreed to contact Action painting to see if there is something that can be done or a solvent they can recommend to clean the flooring. Residents were reminded that we were all advised to cover our furniture and flooring prior to the painting.
3. #1212, #1229, & #1232 have suspected roof leaks. At time of meeting, #1229 and #1232 were not repaired yet.

### Old Business

1. Action Painting corrected over sprays, drips, etc. Steve, #1233 has extra paint, Oxford Brown and the beige stucco color if any owner wants to do their own touch-ups in the near future. We are looking for a storage point for the 5 gallon part containers. The Board agreed they were happy with the results of this vendor!
2. Restroom Doors. The Men's restroom door was stuck open. It can be closed now. Morgan to inspect the Woman's restroom door. The Board discussed and requested an estimate to replace both doors to both secure the bathrooms and maintain a clean and fresh look in our pool area.
3. Vinyl Smart will be coming out to replace the Utility Room Doors next to #1247. Steve signed the contract with them recently. There has been damage done to the Arrow side Trash Bin enclosure doors which are

missing the steel rod to anchor the doors to the concrete. It is a possibility the anchor was stolen? The Trash Bin enclosure doors and steel rod anchor will be repaired/replaced when Vinyl Smart comes out to fix the Utility Doors as a separate trip would cost far more. The Board approved this repair.

4. Tree Trimming. The Arborist was scheduled to come out on April 13th at 1:30 to walk the complex and give the Board an estimate and actual date.
5. Yard Sale Date – **April 29<sup>th</sup>**, Diana Nicolaou will post notices around the complex and closer to the date will post online to advertise. All residents are invited to participate. Please note that all sale activity will be either the lawn on the Valley Center side or the Arrow side's lawn.
  - a. More sellers attract more buyers. Come out early Saturday morning and bring a comfortable chair.
  - b. Yard sale activity at individual units is **prohibited**. We cannot accommodate the increased traffic onto our complex.

### **New Business**

1. Electrical problem with HOA lighting on the Valley Center side of the Complex
  - a. An electrician is scheduled to troubleshoot. (Thankyou Brian for spearheading this!)
2. Bee invasion, backyard area of #1220 & #1221. The Board did not approve the request for payment as it was determined the invasion/nest was not in the HOA, that is, a common area. Apparently, the queen bee had started a colony in one of unit's vents. The owner contacted a service to treat the north side of the unit, but they were not happy with their follow-up work. The board will look around for a reputable service should any of us need this service in the future.
3. The March Financial Statements were reviewed and approved by the Board.