

Minutes: Thursday, August 10th

Glendora Garden IV HOA Board

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

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

Board Members absent: None

Next Meeting: Wednesday, September 6th, 7pm at The Pool
August '17 minutes approved.

Homeowner & Resident Comment

1. A resident reported that one early Saturday morning, well after midnight, three or four people were in the spa with a radio on quite loud. (It is unknown if they were residents of GGIV or their guests or people unauthorized to be on our property) The resident did call the Glendora Police and the people were told to leave.

Our Complex pool hours are posted in the pool area for the comfort and consideration of all of our residents, renters and their guests. **Please observe the posted hours.** If residents are disturbed by excessive noise, guests in our pool outside the posted hours, or unauthorized guests in our pool area, please call the Glendora Police!

Old Business

1. Subterranean termites #1216/17. We are still awaiting owner approval for Morgan to proceed. Service will require drilling strategic holes at or near the concrete to the outside patio, plus some areas of grout lines between tile adjacent to #1217.
2. Raindance Roofing completed #1226, 1229, 1232 repairs.

New Business

1. Angie Guzzo, #1241, returned from her vacation to find water in her kitchen and dining area, etc. She had common wall work done and submitted the bill from Dun-Well Plumbing and Drain for plumbing repairs completed in the common wall between her unit and Unit #1242. **The bill was approved by the Board.**
 - a. Refresher: Your GGH4 HOA will pay/reimburse for plumbing repairs. Cosmetic repairs generally belong to the owner. Refer to Page 10, our CC&R's cite re owner responsibility.
2. #1240, Barbara Newman, reports via www.GGH4.org send a message, that a small section of her balcony roofing fell to the ground. She furnished photos. The board is looking at best repair measure.
3. The Ballot for the 2018 Board was mailed to you last month. If you are an owner, please make sure to complete your ballot and return it to Western Condominium Management prior to September 10th (which is a Sunday). The annual meeting for the Association

will be held in October. We need everyone to send in their nominations! **PLEASE CONFIRM WITH THE PERSON/PERSONS YOU ARE NOMINATING THAT THEY WISH TO BE PLACED ON THE BALLOT!**

If you have never served on the Board, or have not served for a few years, please consider putting yourself on the ballot and running for election! There are 48 units in our complex and for many years the same residents have been nominated and elected onto the Board. Most have served because of the lack of interest or willingness of our other residents to also serve in this capacity. If you are a resident of this complex, we encourage you to serve your community with a one year commitment!

1. Financial Reports were reviewed and approved.

GGH/V/HOA