

Minutes: Thursday, September 6th

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

Homeowners: None

Next Meeting: ANNUAL GENERAL MEETING Wednesday, October 11th, 7pm at The Pool

September '17 minutes approved.

Homeowner & Resident Comment

1. (Pending) A small wooden piece of the balcony has been dislodged from the adjoining section. Steve has the 2” by 5” wooden piece which can be reattached, but we will need the very long ladder and a volunteer. Our other option will be to hire a handyman for this one hour job at their rate, which is usually around \$100. The Board will check with our "resident handymen" to see if one of them would be able to help and save the Association money!

Old Business

1. Same issue still stands as owners have not given approval for Morgan to proceed with work for Subterranean termites #1216/17. As stated previously, the service will require drilling strategic holes near the concrete to the outside patio, plus some areas of grout lines between tile.

New Business

1. Unit #1239 has new renter residents. GGH IV HOA welcomes our new neighbors.
2. Residents have contacted the Board to report the following regarding our new renter residents.
 - a. After they moved in they left items like a work table, gas can, and other items outside in the green area between units. It's been there for more than three weeks.
 - b. Apparently one of their vehicles is leaking oil and other fluids in the open parking area. Other residents have spread absorbing powder on the puddles of liquid to keep residents, children, and animals from spreading the oils or ingesting it. A note was left by a resident on the owner's windshield asking them to repair and clean up after their vehicle.
 - c. Three members of the Board did stop by the residence after this Board meeting and advise them that no belongings can be stored on the shared green space between units. The residents were apologetic and said they would move it immediately. They

were also asked if the vehicle that leaks belongs to them, they responded yes and were then advised that the vehicle needs to be repaired, cleaned up after or moved outside the complex parking. The owner did say he was working towards replacing the truck altogether.

- d. Ultimately the owner of the property is responsible for their tenant's action or inactions. If necessary and with reluctance, the board will cite the owner and, if we hire for the cleanup, submit the bill to the owner.
 - i. Refer CCR's pages 10, Residential Use, page 15 para 12 re Trash Disposal, and para 17 (page 16) re Indemnification re owners liable to HOA for damage to common areas.
3. Use of Pool and Spa Areas
 - a. A couple drinking champagne in the pool/spa area were reminded that all glass items are prohibited. This is a county regulation for everyone's safety. A board member and another owner came to the pool area to secure the furniture and umbrellas during a very windy period.
 - b. Home owners: HOA funds were used to purchase pool furniture. Unfortunately, one of the umbrellas (newly installed) had to be trashed. Damage can be avoidable with communal involvement.
 - c. **All users**, please use safe practices and follow the posted rules.
4. Financial Reports were reviewed and approved.
5. Isolde presented a **proposed budget for 2018**. The total budget is the same, however, some accounts were raised or lowered based upon experience.
 - a. The board voted to hold the monthly dues at the same amount of \$290 per month.
6. The board received notice of an owner's bankruptcy involving past due fees. The board will place on hold any further collections at this time.
7. 2018 Nominations were reviewed with seven (6) residents willing to be elected and serve as your Association Board Members. Thank you to our one new volunteer.

Elections for 2018 board members will be held in the month of October.

ALL OWNERS:

Please show your support and interest in your HOA by voting.

Each owner will receive a ballot in the mail. Please follow voting instructions and mail/return your ballots to the Election Officer.