

Minutes: Wednesday, December 13, 2017

Glendora Garden IV HOA Board

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

Call to order: 7pm, Diana Nicolaou Home

Board members present: Steve Thomas, Becky Forss, Diana Nicolaou, Paula Verdugo,

Board Members absent: Brian Franklin

Homeowners Present: Diana Crain #1210

Next Meeting: Thursday, January 11, 7pm, Location TBA

Homeowner & Resident Comments

1. (Pending) Re-attach a small wooden piece on the balcony #1240.
2. #1227, Ms. Wonders, asked that the board re-assert policy/communication about planting in the Common Areas. The Board discussed the beautification of common areas vs destruction of property and/or lack of communication between neighbors sharing common areas. The Board asks that all changes to common areas be cleared through the Board and also that neighbors communicate with each other prior to making any changes!
3. Due to noise caused by bottles and other recyclables and the unwanted "walking traffic" through our complex, several units in our association are considering starting a petition to remove the recycle center in back of the Stater Bros. lot. The Board is looking into who the appropriate contacts would be to present this request to. **(Also see #1 below in New Business)**.
4. #1220, Ms. Stevenson, wanted to know how to obtain information of the GGH IV's HOA's insurance Policies and the 2018 operation budget. The Association's CC&R's, By-Law's, Insurance Policies and Operating Budgets can be found on our website under "Downloads". <http://www.ggh4.org/downloads.html>

Old Business

1. **Subterranean termites:** #1218 & 17. Awaiting owner approval before Morgan can proceed. Steve gave Morgan's report to the renters at 1218 to forward to the owner. Morgan's treatment proposal will mitigate the infestation affecting 1217. Awaiting Decision from owner of #1218.
2. **Morgan Termite:** #1210 performed services both inside and in the common wall/exterior areas: \$450 paid by new owners, \$950 by HOA.
3. **Reminder:** LA County is constructing new bikeway lanes on Arrow Hwy. Expect increased delays.
4. **Roof/Chimney Leak:** #1205, Ms. Llausas, Steve was alerted by RainDance Roofing that they can start repairs but they need to be contacted now by the owner.

New Business

- 1. Security.** Recently, a unit owner discovered a vagrant sleeping in the porch area of #1224, next to her front door. She leaves early for work while it is still dark. She alerted Board members who would like to encourage all residents to be aware of you and your neighbors security. Currently many residents are leaving on their porch lights to ensure the entryways are not dark and inviting for trespassers to sleep in. Others have gotten cameras in the entryway to be alerted of unwelcome guests. Sadly, in this holiday season, some residents have had packages stolen from their front porch. Please get to know your neighbors and, if possible, let them know a package has arrived or watch for unwanted visitors who may be looking for packages to steal!
- 2. Long Term Parked Cars/Truck/Vans:** Residents are reminded storing of vehicles is not allowed within the complex. Please make sure all vehicles are currently registered and moved often. Also, if your vehicle is leaking fluids or otherwise destroying common area property, you will be asked to remove the vehicle and to repair the property back to the appropriate condition.
- 3. Holiday Decorations.** They are bright and cheery. Please remember to follow all manufacturer instruction re overloading electrical circuits.
- 4. November Minutes** reviewed and approved.
- 5. Financial Reports and End of Year Financials** were reviewed and approved.