

# Minutes: Wednesday, February 7, 2018

## Glendora Garden IV Board

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

**Call to order:** 7pm, Paula Verdugo #1234

**Board members present:** Steve Thomas, Paula Verdugo, Brian Franklin, Chris Blackledge, Western Condo Management – Isolde

**Board Members - Via Teleconference:** Becky Forss

**Homeowners Present:** Diana Nicolaou #1230, Carol and Nancy Keding #1244, Mr. Zare Tokatlian #1212 and Adele Woodward #1211

**Next Meeting:** Wednesday, March 7, 2018 7pm, Location: Becky Forss, #1246

### Homeowner & Resident Comments

1. Unit #1212 wanted to remind the Board of the rodent infestation and that rodents are being seen in and outside multiple units.
2. Unit #1244 presented (2) issues: 1) Resident(s) wanted to discuss with Board the outdoor exhibition of public issue sign. 2) Resident(s) wanted to open discussion with Board the possibility of updating/replacing landscaping. Resident(s) suggested that Armstrong Nursery may be willing to offer a discounted proposal. A committee will be formed to study the idea.

### Old Business

1. With regards to the subterranean termites found at unit #1218: The Board paid \$525 for infested areas that are HOA responsibility, resident paid for inside of unit, e.g. garage.
2. Paul Sheldon, original owner of 1215, passed away late December. Diana Nicolaou has been collecting donations to be provided at the widow request to their church. A bouquet (\$100) also was sent to the widow's residence. Our thoughts are with Paul and Beth as she is become very ill.
3. Tree trimming was a successful event. The Board would like to thank all residents for their compliance with moving their vehicles, as requested, in a timely manner.
4. (Pending) Due to issue with parking, new policies will be considered. Board discussed parking permits and/or alternative policies to prevent vehicle owners from long term parking or storage of their vehicles in the parking spaces.
5. Roof/chimney leaking of Unit # 1205 – Roofing company representative has stated that, upon inspection, that the outside seals of the windows need to be repaired in places. The HOA is responsible for repairs. No estimate has been received to date.

### New Business

1. A reminder to residents that with the current ecological disasters occurring, you should be prepared and have plans and supplies at hand. Information for planning and suggested

emergency supplies can be found at the following website:

<https://www.cdph.ca.gov/Programs/EPO/Pages/BePreparedCalifornia.aspx>

2. 1227 has a vine growing up the side of the structure. The recent refreshment project included painting all the wood in the complex. To prevent any damage to the paint or structure, Furthermore, the vine has grown into the roof tiles and will be inspected by Rain Dance Roofing to confirm if any damage has occurred to the roof/tiles. The Board has decided to arrange with unit owner to remove vine growth as a courtesy. Board members Steve and Chris will be undertaking the removal.
3. Concrete estimate for the pool area, various areas of the driveway (including red tiles), and the concrete blocks separating from the pool area wall are being discussed and from which companies to request estimates/proposals .
4. Rodent issues are present for many units. A quote has been obtained and it is suggested by the exterminator a perimeter defense of bait boxes, with 24 bait stations to cover affected areas. It was also suggested that preventative sealing of the electrical closets and dryer vents will be undertaken on an as needed basis. Board has agreed to the initial set-up cost, however, would like to receive clarification for the what is covered under the monthly service fee.
5. Safety and Sanitation Issue: The trash bin on the Arrow Hwy side of the complex has been found to have broken glass in, on and around the bin. Gates have been left open and items (such as Christmas trees in mid- February) were left randomly on top of bin with debris outside the bin area. The Board encourages ALL RESIDENTS/RENTERS to take pride in their community. Multiple members of the Board and some in our general community have made personal efforts to keep the areas clean; please do your part and keep the bin areas clean and dispose of all waste properly, including in the pool area and pool bathrooms.
6. A resident has observed an individual seated, utilizing his phone for over an hour on a resident's porch area and another individual urinating in an open area. All residents are advised to report incidences like these to the Board.
7. Residents are reminded of Article 1.4 and Article 3.7 of the CC&R's that states no public support, political or signs of any nature may be displayed in any common area of the community. This includes the small yard areas that are in front of units.
8. The topic of gating the complex, as a security measure against unwanted trespassers, was suggested. However, it was determined that it was not a financially feasible plan. It was, however, strongly suggested that the Board and the community work together to create a "Neighborhood Watch" style program. Though no initial suggestions were made, the Board would like to remind all residents/renters, that if they witness a suspicion person or act, to contact Glendora Police Department at (626) 914-8250 or 911. The Board will be investigating the "602 – Trespass Letter" the HOA has on file to ensure it is current. The "602-Trespass Letter" allows the Glendora Police Department to escort unwanted trespasser off of community property on first occurrence and to arrest trespasser on second occurrence of trespassing.
9. Board Member Brian Franklin reminded the Board that the complex must be FHA approved and at this time is working on the cost of renewal.
10. Financial reports were provided and reviewed by the Board.