

Minutes: Wednesday, October 17, 2018

Glendora Garden IV Annual HOA General Meeting

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

Call to order: 7pm, Pool Area

Board members present: Steve Thomas, Brian Franklin, Paula Verdugo, Becky Forss
Western Condo Management – Isolde Fehrmann

Absent: Chris Blackledge

Homeowners Present From: 1219, 1230, 1244,1246

Next Meeting: Wednesday, 7pm, November 14th, Verdugo residence - #1234

Annual Election for 2019 Board. At approximately 7pm, after Isolde determined all home owner ballots had been turned in, either through the mail or handed to her, she conducted a confidential count. Before the meeting commenced, she announced the results for the 2019 election for the Executive Board: Chris Blackledge/1229, Scott Campbell/1237, Brian Franklin/1203, Diana Nicolaou/1230, and Steve Thomas/1233.

Old Business

1. *FHA Application*, Brian Franklin is assisting with the process and facilitating required data and forms with the help of a lender service. There are additional requirements requiring State Farm to issue new documents of insurance; it's taking more time for this process. We understand the deadline for GGH IV's application is October 31st. We have submitted what we think are the necessary documents to State Farm and are awaiting response.
2. Overnight parking has again become the focus as numerous vehicles parking in front of their garages can block areas and prohibit or at least delay the free movement of emergency vehicles. Board agrees to initiate the following process as the situation has worsened...*warning and document first offenses and any following violations will result in the towing and impound of the vehicle.*
3. Arrow Highway Specific Plan for the City of Glendora. It's a long range plan meant to enhance the appearance and use of properties in the Arrow Hwy corridor. Recommend owners refer to the City's web site for more information at:
www.cityofglendora.org/departments-services/planning/arrow-highway-specific-plan
4. 1210 made an alteration to the block wall at the back and side to her residence. She has been notified in writing by separate letter and with these minutes that alteration to Association property cannot be made without the consent of the board. This alteration is in violation of the CC&R's which require unit owners to confer with the board before any alterations to the exterior is started. The wooden addition is a unique element that is not part of the typical elements, including finishes and color schemes for the Association.
5. Trash enclosure doors. Our local handyman fixed all doors to all 3 enclosures. Cost - \$50.

New Business

1. Trespasser next to 1205. Steve noticed a suspicious male standing close to the unit – not a resident. After confirming he had no business in our complex Steve took his picture with his

phone and stated he was trespassing and needed to leave.

2. Bees in the Pool Equipment Room. Two board members (Chris and Steve) checked this area for any evidence of a bee hive. They are gone.
3. Closing Access to our Private Driveways with Vehicle and Pedestrian Gates. Brian had a contractor review our site for feasibility to install rolling access gates. The contractor concluded:
 - a. Access gates can be installed; however, the Valley Center side will be a challenge.
 - b. Unlike the Arrow entrance the east access has a much smaller egress before #1248. The contractor is researching feasibility of different types of gate opening equipment that can also accommodate delivery trucks FedEx, water delivery, etc. Pedestrian gates are also required – relatively easy on the Arrow side; very tight on the Valley Center side.
 - c. Noise abatement for adjacent unit may be a concern.
4. Concrete repairs to driveways. Brian knows concrete companies who can survey current conditions and deliver a bid. The board must decide to what extent, they want repairs.
 - a. The Sparkling Pools stated they want to bid on the pool areas. Competitive bids tend to result in better work at savings.
5. Wind damage to Association tree in front of #1223. The owner and a few board members reviewed the condition of the tree and its root base. It appeared part of the base was dead and could not support even the small weight of the tree branches and leaves. The Association will replace the common area tree. Steve asked the owner if they have a preference. Awaiting answer.
6. Organic Waste. During the meeting Isolde handed Steve a communication from Athens Services, our trash hauler. In summary, the City of Glendora, referencing State Assembly Bill 1826, requires the recycling of organic waste. The process must be in place by January 1, 2019. This applies to our green waste, e.g., grass cuttings, leaves, pruning waste. Steve will contact our landscaper, A&L Landscaping to discuss the impact on GGH IV.
7. Replacing Western Condo Management/Isolde. She has been the guiding light for many boards since 1985. Her husband recently passed away and she thought it is time to retire. The board asked one more time if she would consider keeping just one client – GGH IV. She wants a complete retirement but before she departs, she hopes the '18 board will select a new Homeowners Financial Agent so that she train/pass reporting methodologies during December.
 - a. Steve is compiling a list of possible candidates along with a list of questions GGH IV for interviewing to screen candidates.
 - b. The review committee so far includes Scott Campbell, elected to the '19 board, Paula Verdugo, Diana Nicolaou, and Steve Thomas
 - c. Re Isolde – some of us would like to give her an appropriate gift showing our appreciation for her advice and professionalism Got any ideas. Submit them to the board using the www.ggh4.org and use the send a message tool.