

Minutes: Wednesday, November 14, 2018

Glendora Garden IV Annual HOA Monthly Meeting

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

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

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

Absent: Chris Blackledge, Brian Franklin

Homeowner/Residents From: 1217, 1221, 1244

Next Meeting: Wednesday, December 12th, 7pm, #1230, Nicolaou residence

The Meeting Minutes of the October 18th General Meeting were approved.

(In addition) The board reviewed the recommendation of Isolde Fehrmann to increase the monthly dues \$20 per month. After discussion and review of the most current financial report, the board voted to raise dues \$10 per month. As of January 2019, monthly dues will be \$300 per month.

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. Additional questionnaires were filled out and submitted to State Farm to review for processing a revised financial bond to add to the paperwork submitted to FHA. One owner is supporting this effort.
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. *The CCR's, page 12, paragraph 6, covers Parking Restrictions; Use of Garages. Despite warnings parking front of garages has not decreased.* Some attending residents stated there were too many dark areas in our complex. (See paragraph 2 below)
3. Arrow Highway Specific Plan for the City of Glendora. Refer to previous GGH IV Minutes. 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. The owner has removed the non-approved addition to the Common Area wall.
5. Concrete repairs. Postponed to 2019.
6. Wind Damage downing Association tree in front of #1223. Consulted with the owner. Awaiting their input.

New Business

1. The Owner of one unit heard there was an assault and battery involving a house immediately to our north on Claraday. Did it involve homeless men invading a house? She heard that these men were roaming the area. Two board members sought more information through informal sources. We learned that the assailants were well known to the home owner; they were not homeless. Apparently one of them jumped a few walls and was on GGH IV property. The Glendora police were on site the next few days to

interview residents who saw/talked to the woman. She and the man she was with are in jail at the time of our inquiries.

- a. Closing Access to our Private Driveways with Vehicle and Pedestrian Gates. Brian reported the contractor he has been in correspondence has been meeting with the Glendora permit staff to learn if construction is feasible.
 - b. Steve suggested because of the significant impacts on HOA expenses, ingress/egress, for the purposes of security, all owners should be allowed to vote whether to proceed or not.
2. Improve Night time Lighting. This was a suggestion from the meeting. Steve will review possible options and costs and report back to the board.
 3. Organic Waste Disposal. Steve discussed with the owner of A & L Landscaping, our gardener, a City/State mandated change on how organic waste is to be disposed. Athens Waste Services already sorts organic green waste at their factory collection site, then ships green bulk waste to its desert facility where it is converted into a usable saleable product.
 - a. A 90+gallon container for green waste will be supplied and stored in a corner/appropriate area in the pool area. When the gardeners finish their work, they will move the filled container to the street for pick up the next day.
 - b. We need to work out who (volunteers please) will return the empty container to the pool area.
 - c. One unit owner observed, and Steve confirmed, the gardeners have been placing green waste in the Arrow-side trash bins and leaving them no room. This owner suggested all cuttings/waste should be hauled away. The owner/gardener stated he would have to charge for: labor, hauling expense and disposal fees at the trash site. Steve asked the gardeners to instead place their cuttings/etc. in the back bins. This has been working well for the last few weeks.
 4. Replacing Western Condo Management/Isolde. Isolde Fehrmann is retiring effective December 31, 2018. We are searching for candidates to take her place. Isolde suggested a few candidates and we found a few more that seemed applicable for a 48 unit HOA.
 - a. The review committee so far includes Diana Nicolaou and Scott Campbell, elected to the '19 board, Paula Verdugo and Steve Thomas from the current board.
 - b. Boards members agreed on general criteria for candidate companies. Steve prepared a list of what we would want with a new company. We've learned some full service companies offer just about everything including sending out monthly invoices, doing the minutes, etc. Some are expensive. To control cost increases, our goal is to continue best practices while making changes that make sense or are required.
 - c. Owners and Residents: THERE WILL BE CHANGES. We ask for your patience as we work through the transition period.
 - d. The review committee will meet ASAP after Thanksgiving to review proposals and setup face/face meetings with the companies.
 - e. Re Isolde – some of us would like to give her an appropriate gift showing your appreciation for her service and professionalism from 1985. Submit your ideas to the board from our web site: www.ggh4.org via the “send a message” tool.