

# Minutes: Wednesday, December 12, 2018

## Glendora Garden IV Annual HOA Monthly Meeting

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

**Call to order:** 7pm, Nicolaou Residence, #1230

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

Absent: Becky Forss – moved to Ohio in early December

**Homeowner/Residents From:**

Lori Grider, Roof Leak coming into the north bath medicine cabinet

Barbara Newman, plumbing leak from south upstairs bathroom.

**Next Meeting:** Coordinate timing with Derek from Personal Touch; see coordinate with Board Members.

**The Meeting Minutes of the November meeting were approved.**

**Old Business**

1. FHA Application – status. Brian announced that Glendora Garden IV HOA’s application has been approved. The owner of #1205 was particularly happy with the news.
2. Overnight parking in front of garages is a concern. This practice can block or at least delay free movement of emergency vehicles. All residents need to be able to park their vehicles inside their garages.
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](http://www.cityofglendora.org/departments-services/planning/arrow-highway-specific-plan) )
4. Concrete repairs. Postponed to 2019.
5. Wind Damage downing An Association tree in front of #1223. Steve consulted with the owner. Awaiting their input.

**New Business**

1. Closing access to our driveways. Brian has not had a recent update. He will check with the contractor to learn the City’s position re feasibility and code compliance. Steve suggested because of the significant impacts on HOA expenses, ingress/egress, all owners should be allowed to vote whether to proceed or not.
2. Improve Night Time Lighting. This was a suggestion from an attendee at a prior board meeting. Steve contacted a handyman who has done prior work for us and is converting existing lighting with Strawberry Lane’s existing CFL lighting to more efficient lamps. After inspecting a test conversion, the board gave its approval to convert more post lamps to increase night time visibility. LED lighting has a longer life, 25,000 hours vs. CFL lights that are rated at 10,000 hours; LED lamps produce more ‘lumens’ (brightness) while using less electricity.
3. Organic Green Waste Disposal. Steve discussed with the owner of our landscaping company the City/State mandated change for handling green waste disposal. The board agreed with the landscaper’s suggestion to order a green waste container which will be used by our

gardeners for their cuttings. (Athens also has a sorting facility that separates green waste found in our disposal bins.) The gardeners will move the green container to the street. Board members agreed at least initially to volunteer to return the container to the pool area.

4. Water Bill. As you know your HOA covers the cost of water usage for the entire HOA. Each unit has gas and electrical meters but there is no individual water meter per unit. When you see a neighbor hosing down their balcony instead of using a broom and dust pan, think about who is paying for that water. As of the most current financial report, we are \$4,000 over budget (\$21.2 vs. \$17.0). Your board reminds all residents to use water wisely.
5. Selection of the new HOA Agent. Board members screened 4 candidates via phone inquiries and narrowed the selection to two experienced firms for personal interviews.
  - a. The review committee included Diana Nicolaou and Scott Campbell, elected to the '19 board, as well as current 2018 board members.

Board members Steve, Paula, Brian, and Scott and Diana met in an executive session to review our notes and vote for the new HOA Agent. We voted and selected Personal Touch of San Dimas. Chris Blackledge who had attended the interviews, but not the executive meeting gave his vote (Personal Touch) via telephone and email.

- b. Steve communicated the board decision to the candidates and later went to the office of Personal Touch to sign the contract.
    - c. Personal Touch will setup bank accounts, send out payment slips so we can start the new year. Owners can pay as in the past with check and monthly payment slip. We also have other options for monthly payments to include setting up automatic monthly bank payments from our personal banks to the HOA's bank account.

We are starting a new era and ask for your patience as likely there will be growing pains with a new company.

***GGH IV is and will continue to be the best HOA in Glendora.***