

Minutes: Tuesday, May 14th

Glendora Gardens IV Annual HOA Monthly Meeting

www.ggh4.org. – website for Glenview Lane addresses only

Call to order: 7pm, Poolside

Board members present Scott Campbell, Brian Franklin, Diana Nicolaou, Steve Thomas, Chris Blackledge, and Derek McCaulley, Personal Touch Property Management Inc. (PTM)

Board Members Absent: None

Owner/residents: Tony Hare, #1219

Property Management Co. Info:

Personal Touch Property Management, 451 W. Bonita Ave, Suite 7, San Dimas CA 91773
(909) 592-1562 www.personaltouchmgmt.com

If you prefer to *mail your monthly dues*, please use the payment voucher with your check, to the following address: *Glendora Gardens IV, PO Box 7700, La Verne, CA 91750*

The April 9th minutes were approved.

NEXT MEETING: June 11th, 7p.m., Poolside (weather permitting)

OLD BUSINESS

1. Vehicle Gate Access to Driveways project: Please refer to the April 9th Minutes for more detail. The prior minutes included additional considerations related to this project. The board noted these items in that meeting and set the May 14th meeting to vote on the project.
 - a. No owner offered additional information in favor of the project.
 - b. The board after brief discussion voted 5 to 0 to not proceed with this project.
2. Concrete repairs. PTM submitted a contractor bid to repair driveway damages in front of 5 units, plus areas around the swimming pool. Their total bid is \$6,900, with most of the repair work around the pool where the ground has settled. Due to the amount of this project the board had asked PTM for an additional bid. One of their contacts declined to bid. With summertime activity not far away, board agreed to proceed with the one lone bid. Scott signed the contract proposal from Green Climate Maintenance. We want the pool area to be done asap. We are also looking for a bid to repaint the red borders in the driveways. "Sir Stripe-A-Lot" will restripe pavement and curbs after concrete work is done, \$1650.
3. Replacing Missing Roof Tiles #1243/1244. PTM presented an additional bid for this project. The board voted for the \$6,300 bid from Alpha and Omega Roofing Co. They will install tile over the missing sections of these two addresses. The installer will match the new tiles with existing tiles. It is noted that most unit roof tiles do not match 100% due to sun bleaching and age.
4. Water shut off, from wheel to gate valve, for #1230 – done. We believe that all units had their shut off valve upgraded a few years back. If your unit was skipped, please notify the board or PTM.

NEW BUSINESS

1. Grocery Cart Left in Front of Pool Area (added for the meeting). The board noted its presence and left the Stater Bros. cart in place hoping the resident would return it. Eventually a board member volunteered to return it. Grocery carts removed from store's property is a form of theft. If you google "grocery cart theft", you will see articles on the topic. The loss of carts, even temporarily, means someone has to pay. It's customers. Stores need to order more carts to not run out and/or they pay cart return services to hunt for their carts. Please leave carts on store property.
2. Pool Incident. Steve noticed a dead possum in the bottom of the pool. The pool service was immediately contacted, and the pool area was closed. That evening Chris and his son were able to "fish" it out of the pool. Sparkling Pools was here the next day. The water passed the test after procedures were taken and the pool was re-opened.

ALL USERS: If you see a dead animal or anything that doesn't belong in the pool, please alert a board member. Our contact information is listed on the bulletin board.
3. Floral Project. Mr. Hare, #1219, volunteered to survey the entire complex and add comments to Steve's prior report. He sent his results via email to the board to review. His principal comment: irrigation water is not hitting all targeted areas. There are too many dry areas. Even if we plant succulents, they will need water to be established – needing less water later. We agreed to meet a future Saturday morning to review the irrigation grid, mark problem sprinklers, and if possible, plant a few flowers. Steve volunteered his floral purchases.
4. Termites - #1246, Diana Crain. She has decided to sell her unit and relocate to Ohio with Becky Forss. An inspection by Morgan Termite found termites in south balcony and in her attic. The board had a discussion whether the HOA should pay for eliminating termites in unit attics. Derek pointed out each unit has a fire wall for fire protection from a neighboring unit. As such, the attic is viewed as part of the owner's responsibility to repair. Prior boards had not paid for termite work in attics and garages, as long as the infestation was not in a shared wall. The current board voted to maintain the prior practices.

Derek proposed an idea to ask Morgan Termite for an estimate for a termite maintenance program for all 48 units. The board is interested in reviewing this idea.
5. Leak in Spa and Replacing Missing Tiles. Done, \$650.
6. Transition - There are still a few homeowners who have not submitted their contact sheet.
7. Transition – CPA audit financial records from Western Condo Management. Postponed until the next close of the calendar year.
8. Transition – Reserve Study. California law mandates that each HOA conduct a study of finances and condition of public and private areas. LGH Consulting, Reserve Specialists, delivered a 20 page report. Their conclusion: our reserve funding is more than adequate for repairs and replacements in the near future and years to come. Funding will be used to replacement of items, e.g. re-plastering the pool and spa in 2 – 3 years; replacing all wood balcony railings in the future. Our complex was built in 1985. Even with preventive maintenance, replacements and repairs must be anticipated and funds set aside to cover their costs. Our HOA must continue to add to the reserves to cover these future costs. One example: The board replaced some of the fluorescent lighting with more efficient and much brighter LED lighting. Saving energy and bulb replacement costs, we may want to continue towards LED lighting.
9. Financials. The board reviewed PTM's monthly financial report including a report showing dues payments that are "current and any that are 30-60 + days due". One unit will receive a letter from PTM because the owner is more than 90 days past due.