

Minutes: Tuesday, June 11th

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: None present. Ms. Dalmore, #1238, alerted board members via email giving location of a sprinkler spewing water onto the driveway. Thank you, we fixed it the next day.

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: Wednesday July 10th, 7p.m., Poolside (weather permitting)

OLD BUSINESS

1. Concrete repairs. PTM alerted board that the concrete contractor probably will be working on site 3rd week of June. That includes driveway repairs as well as swimming pool areas. PTM relayed the pool area will BE CLOSED during this work. They estimated two (2) days of closure.
 - a. Their total bid is \$6,900, with most of the repair work around the pool where the ground has settled.
 - b. Red boarders in the driveways. "Sir Stripe-A-Lot" will restripe pavement and curbs after concrete work is done, \$1650.
2. Replacing Missing Roof Tiles #1243/1244. PTM stated the contractor, Alpha and Omega, probably will be on site the end of July. Materials will be replaced and new installed according to the contract. Cost is \$6,300 The installer will match the new tiles with existing tiles. It is noted that most units have roof tiles that do not match 100% due to sun bleaching and age.
3. Floral Project – Status. Tony Hare, Chris and Scott reviewed all sprinklers in the complex and tagged with yellow spay any that were not performing/needed repair.
 - a. A&L Landscaping submitted an estimate of \$700 to repair 35 identified sprinklers to be repaired. The board approved repairs to start via internet voting.
4. New Trees. The HOA carrotwood tree at #1223 fell down during high winds several months ago. In addition, a newly planted tree on the Arrow front lawn broke almost its base. Steve got an estimate from A&L Landscaping to replace the two trees with more flowing choices, crape myrtle. The board elected to not replace the Arrow front tree as it has started to

come back to life. The board approved installation of the crape myrtle tree only. Cost is \$200 for a 15 gallon sized tree.

5. Termite HOA Blanket Coverage. Morgan Termite has not responded as yet.

NEW BUSINESS

1. Common Area Fencing. Board members observed some concrete posts are showing their age. Some have exposed steel rebar that are starting to rust. As these are structural elements and are in need of repairs, PTM will call local fence companies to review the damaged common area fencing and submit bids for repair or replacement. GGH IV has used Modern Fence in the past. PTM has additional sources.
 - a. There have been incidences in the past where backyard fencing showed damaged/wear and tear, mostly from tree roots. Derek will check common area guidelines as to who is responsible for covering cost of repairs. Past boards have viewed it as an owner responsibility unless it was a common area tree causing the problem. To be determined.
2. Water Bill. Who pays for water used? Answer: the owners. We have common water meters, typically one per each grouping of 3 or 4 units. Our year to date billing is over budget. While we enjoyed an above average rainfall, it's in everyone's best interest to use water wisely. While discussing this topic, we noted a renter hosing down his upstairs balcony. Water was cascading over the balcony down to the ground level, out the drain, and onto the driveway. What a waste! A board member will talk to the resident and, if necessary, the owner. Our monthly dues are \$300 per month. Let's hold down the costs. Balcony dirty? Use a broom.
3. HOA Insurance Policies Renewed. These are significant costs to our annual budget, but present and past boards viewed these coverages as prudent financial protections.
 - a. Earthquake Insurance. Atlas General Insurance Services coordinated earthquake insurance covering 'buildings, foundations, etc. again with Lloyds Syndicate of London for 100% of our coverage with the limit of \$9,336,384, slightly less than last year. The HOA's cost is slightly less for the new coverage period, \$19,620.
All HOA owners are encouraged to obtain their own earthquake coverage for their personal items, interior items, etc., inside their units.
 - b. State Farm – General Insurance Coverages. Derek was notified that coverage automatically renewed for the next 2019-20 time period. The Board asked that we be furnished with appropriate documentation of coverage. The most recent cost was \$17,398.
4. Transition – CPA audit financial records from Western Condo Management. Postponed until the next close of the calendar year.
5. 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".
 - a. Two units received "Delinquency Notices" from PTM because the owner is more than 90 days past due.
"Accounts may be put to collections with no further notice if the account is 90 days past due." In recent memory, an owner was past due, went to bankruptcy and dues not collected were lost to the HOA. In effect, other owners had to fund the shortfall.