

Minutes: Wednesday, July 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: Cathine Watkins, #1204. Ms. Watkins wanted to know when the pool would be re-opened (it was closed for concrete surface repairs – see below). Secondly, she noted that the landscape crew continually (not on purpose) blew debris under her closed front door and garage. Steve will talk to the crew supervisor. Finally, she wanted to thank the volunteers (Tony and Elia #1219) who planted additional flowers near the Arrow entrance. It does look good.

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 June 11th minutes were approved.

NEXT MEETING: Tuesday August 13th, 7p.m., Poolside (weather permitting)

OLD BUSINESS

1. **Concrete repairs.** Background: Board members noted cracked concrete in several areas of the west side of the pool from the entrance to approaching the spa.
 - a. Red boarders in the driveways. “Sir Stripe-A-Lot The contractor posted notices of work to be done. It’s noisy work. Work started Monday July 8th with demo of concrete, the next day new concrete, and Wednesday AM, removal of the forms. The board had its meeting that evening over the new concrete. We decided the pool would be “open for business” the next day. Later in the week a crew demo’d and poured new concrete on raised sidewalks in front of #123 and #1222.
 - b. Their total bid is \$6,900, with most of the repair work around the pool.
 - c. ” will restripe pavement and curbs after concrete work is done, \$1650. Awaiting start.
2. **Replacing Missing Roof Tiles #1243/1244.** PTM stated Alpha and Omega probably will be on site the end of July. Alpha Omega will notify owners of the start day. Cost is \$6,300. The contractor will do their best to match the new tiles with existing tiles. It is noted that most units have roof tiles that do not match 100% mainly due to sun bleaching and age.
3. **Floral Project.** A new tree, crape myrtle, was planted in front of #1223 to replace the damaged carrotwood tree. Cost is \$200 for a 15 gallon sized tree.
 - a. Chris noted that several areas around the pool’s existing shrubby need trimming for area lighting. Steve will pass this info to the gardeners.
 - b. There is a small section adjacent to #1248 that has no planting. We will look at solutions.

NEW BUSINESS

1. **Common Area Fencing.** Original concrete fencing is showing their age. Some structural posts have exposed steel rebar that are starting to rust. PTM has set a “walk and review” with a vendor at 10AM, Tuesday July 16th. We will also ask for a quote to build up the curb that drains water into the parking area of Strawberry Lane which have received mud flows.
 - a. **Repairs of backyard fencing** between owner yards due to shrubbery or accident.

Derek stated that the fencing between owners are the responsibility of the adjacent owners to repair. This confirms decisions from past boards who viewed repairs an owner/s responsibility unless it was caused by a common area tree.
2. **HOA Insurance Policies Renewed.** Recently, we experienced two significant earthquakes centered in the Ridgecrest area well over 100 miles from us. The 7.1 quake was quite a ride. Fortunately, there were no damages in our areas. The Los Angeles Times has had several articles about the importance of being prepared with emergency supplies AND having earthquake insurance. The California Earthquake Authority provides general coverage. They are supplemental to private companies. Glendora Gardens IV HOA has a policy with Lloyds Syndicate AGM 2488 for a little over \$9.3 million to replace, as necessary, building structures, roofs, pool, etc., to current building ordinances.
 - a. ALL OWNERS: You are encouraged to purchase individual insurance for your personal property through companies with the California Earthquake Authority, CEA. Refer to earthquakeauthority.com for more information.
 - b. The HOA policy states 100% of damages inside the dwelling are owner responsibility. That may include your car, appliances, breakables; they are not covered. Also: please be aware there is the 10% deductible of the full HOA coverage cost; meaning our HOA members would have to pay up to \$930,000 if the entire complex had to be replaced. Our reserves could not cover that amount. And, there could be significant “special \$\$ loss assessments” to owners. An owner’s individual supplemental policy should help o cover such assessments.
 - c. You may also consider a policy having a “loss of use” coverage. When you cannot stay in dwelling that is significantly damaged, your supplemental policy will help pay living expenses.
 - d. Do you have emergency supplies like water, batteries, canned goods?
3. **Utility Safety.** In the event of an earthquake or fire, if you smell natural gas, do you know how to turn off the gas to your unit? Do you have a wrench stationed nearby?
4. **Pool Safety.** Please observe all rules of safety. Always watch children at play. Volunteer Board members cleaned up after the July 4th holidays. We noted a trash can full of pizza boxes and beer bottles. Dropped bottles equals injuries. PLEASE: NO GLASS.
5. **Cars Parked in front of unit.** A board member showed photos of repeat offenders leaving unattended vehicles in front of their units. Earlier this month we had fire trucks and two ambulances in front of a unit responding to a medical emergency. Obstacles cause delays and may affect timing of medical care. PTM will send letters to residents of 4 units with a final notice. Repeat offenders may require a meeting with the board in executive session and possible fines.
6. **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 or more”.
 - a. The two units receiving “Delinquency Notices” have made payments.