

Minutes: Tuesday, January 14th, 2020

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, Chris Blackledge, Steve Thomas, and Derek McCaulley, Personal Touch Property Management Inc. (PTPM)

Board Members Absent: None

Owner/residents: #1201- Backyard Drainage Question

Each address has backyard drainage that allow water to flow out of your backyard. You have either a connected “swale” or underground pipe that takes water outside OR openings in their backyard wall for the same purpose. It is the owner’s responsibility to maintain their drainage capabilities and clear any blockages.

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 December 10th minutes were approved.

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

In Memoriam: Beth Sheldon passed away in December. She and her late husband Paul were original residents when new construction was ready for sale. Paul, who worked for the Glendora PD for 30 years, also served on several HOA boards. Several residents contributed to a floral arrangement for her memorial on January 30, 2020. An announcement was posted.

OLD BUSINESS

- 1. Maintenance – Trash Bin Enclosures.** Installation of bollards to protect the bin’s doors is to be determined. The Board noted the condition of the doors which had been hit by movement of trash bins and voted 4 – 1 to install bollards. The contractor committed to install the 4 protective bollards by the end of January.
- 2. New Supplemental Lighting in the Mailbox Area.** Additional overhead lighting in the mailbox area has been installed. The area is well lite now. There were no negative comments to the increased lighting from nearby residents.
- 3. (Repeat from previous Minutes related to mailbox break-in.)** *If you suspect your financial or identity data has been compromised, you can contact the Glendora PD at 626-914-8250. Refer to incident #1921739*

NEW BUSINESS

1. **Postponed Election of 2020 Board.** Thank you to the additional owners who submitted their ballots. Derek, election officer, opened all sealed ballots and reported the following: The 2019 board was re-elected to serve in 2020. Board members chose to keep their responsibility in the new year: Scott Campbell, President; Brian Franklin, Vice President; Diana Nicolaou, Treasurer; Steve Thomas, Secretary; Chris Blackledge, Member at Large.
2. **Election Planning for 2020. (repeat)** Only 5 owners volunteered to serve as your HOA board members for 2020. Only 14 owners voted for the December election that had to be postponed. California state law, **Davis/Stirling Act (Davis-Stirling.com)**, **require rules concerning elections** including a minimum number of ballots. The law's intent is to protect homeowners. Some of the officers have served for several years. It is our hope that other owners will volunteer to serve our HOA and be on the ballot for the 2021 board.
3. **Derek stated further election requirements**, State Bill 323, are coming this year. All HOA's must amend their election rules to meet the new requirements. He added, a lawyer is advising Personal Touch's clients (including us) in writing new election rules. They likely will involve more steps in the election process.
4. **Unattended Vehicles Parked in Front of Garages.** Some residents have again started to park during the day or overnight in front of their units. This practice **STILL** is a DMV violation of parking in a fire lane. As in the past, violators will be cited, and owners fined.
5. **Non-Resident in Pool Area.** Chris encountered a non-resident in the pool area. When challenge the young man jumped over the wall and disappeared. The board discussed possible measures to enhance the security resident user's safety. Derek will solicit ideas from contractors. We may borrow the idea our east side business property.
 - a. To be determined. No progress. This will be included in our next meeting.
6. **Mailbox Keys Left Unsecured.** Thank you, Barbara, for alerting the board that the postal carrier had left open the bin containing keys to other bins. Chris left a note in the open box and secured the keys in his box.
7. **Christmas Decorations.** We love to decorate our units. Five contiguous units, #1243 thru #1247, had decorative holiday lighting. Other owners also really showed their holiday spirit with the bright lighting. As in prior years, we ask that holiday lighting be stored away for the next holiday. Valentine's Day is in February; red lighting?
8. **Roof Repairs. Owner/residents at #1205 & #1209 had roof leaks.** Personal Touch notified RainDance to make the necessary repairs.
9. **One Owner is Seriously Behind in Dues Payments.** The owner will receive a certified letter. If the funds are not paid soon, the account will be turned over to collections. For the HOA to remain financially healthy, all owners have to pay their monthly dues.
10. **New Planting.** Scott moved that we ask our gardeners for a bid on installing new plants in bare or undergrowth areas. Motion was approved 5 to 0. Steve will tour the complex, take photos of areas that need planting and send them to board members and to A&L Landscaping. We will plan a "job walk" to include board members and the landscaper.