

Minutes: Tuesday, May 12, 2020

Glendora Garden Homes IV HOA Monthly Meeting

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

Call to Order: 7pm, Meeting conducted via Internet using Zoom, with Dereck McCaulley as host. Board Members online: Scott Campbell, Brian Franklin, Diana Nicolaou, Steve Thomas, Chris Blackledge

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

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

The March Minutes were approved. No meeting was held in April due to LA County “Personal Stay in Place Restrictions” in response to the COVID-19 Virus Pandemic

Next Meeting: Tuesday, June 9th, via Internet if restrictions still in place.

Owners wishing to listen in need to contact Personal Touch for meeting/password information.

Live meetings at the pool will be Postponed Indefinitely. The board continues to communicate with each other via email or phone.

- The Los Angeles County Health Dept. has ordered that HOA's communal swimming spa/pools, plus their enclosures, to be closed until further notice. To save energy the spa heater is off, however pumps are on to circulate/clean water.
- When the County Health Dept lifts the ban on HOA's spa/pool activities, the Board anticipates that certain protective conditions, such as limiting access, the 6 foot spacing rule, etc. will remain.
- The Board will review requirements before the spa/pool/enclosure may open. The Board intends to comply with ALL County Health's directives which are intended to minimize potential spread of the virus.

Discussion and Review of State Law SB 323 Titled, “Election and Voting Rules”, Changing How HOAs will conduct Annual Board Elections,

1. One Owner, #1216, listened to the discussion.
2. Of particular interest by the board was who and how an “inspector” of the election is appointed. Dereck stated typical cost for an outside inspector is \$450. There is an option to have HOA owners (one or 3) not running for the election to be the inspector to

perform the duties of the election. We believe our general coverages with State Farm will cover the insurance (\$1 million) requirement which needs to be confirmed.

3. There are significant changes handling of secret ballots, e.g., owners cannot deliver a ballot from other owners. The election process is extended significantly. Nominations will be 120 days before the election/General Meeting in December.
4. The Board voted 5 – 0, without exception, to accept the California election regulations as detailed in the 12 page booklet.

Owner/Resident Comments:

With the State/County wide order to “stay at home”, it is especially important that all residents park only in their garages or designated parking spots – and not in fire lanes. #1223 would like a different roof repair company to repair the roof damage around the north side chimney. Personal Touch was directed to contact the company that replaced the original installed tiles over #1243/44.

#1230, Nicolaou has a small roof leak north side. Steve to contact RainDance for an estimate.

Old Business

1. Security for the Pool. The Board is aware that individuals without a key to the gate are climbing over the walls. We had a report of someone using the showers, also the spa, late one night. We believe these are homeless people – not residents. For the safety residents of our community, the Board wants to raise the height of the wall with iron bars. We want to height increase to include the west side of the backyards of #1243 and #1208 to prevent trespassers from jumping into their backyards and then into the pool area. This will increase the cost of the project. Derek to confirm the cost.
2. Pool. The County Health Dept. sent a letter to the Board to affirm the pool area to remain closed. The letter will be posted on the gate. The Board discussed added a second lock to make sure those with key access cannot enter. To be reviewed.

New Business

1. Loud Noises in the Pool Area. The area is closed now. If a resident sees trespassers, please notify a board member or use www.ggh4.org and click on “contact”. All board members will see your message.
2. Cleaning Out Units Dryer Ducts. On Hold at this time.
3. Unattended Cars parked in Front of Garages. The board reviewed and approved sending letters and fines to owners of offending units. Cars cannot be left unattended, especially overnight, in front of garages. There is a car that has significant amount of dust on it. The board will observe this car and if necessary, try to contact the owner. Vehicles cannot be stored in the HOA’s outside parking stalls.
4. Finance. Each board member received a copy of the finance report via email prior to the meeting. Finances appear to be in order.