

Minutes: Tuesday, August 11th, 2020

Glendora Garden Homes IV HOA Monthly Meeting

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

Call to Order: 7pm, Meeting conducted using the Zoom internet application, with Dereck McCaulley as host. Board Members online: Scott Campbell, Brian Franklin, Diana Nicolaou, Steve Thomas Absent: 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 June Minutes were approved. There was no GGH IV Board meeting in July. The June meeting and meetings in the future during the NOVID-19 Pandemic are conducted via internet. Derek will be the internet host and will communicate meeting pass codes to board members and HOA owners who in advance have requested PTPM for access codes.

The board continues to communicate with each other via email or phone.

Next Meeting: Tuesday, September 8th, 2020, 7PM

COVID-19 MEASURES –Pool/Spa Enclosure Remains Closed

Continued: There has been no change in The Los Angeles County Health Dept. required conditions for community pools to be allowed to open.

The Health Dept. issued a FOUR page directive of mandatory actions that are to be completed before the pool/spa areas can be reopened. The directive requires the HOA's Executive Board to fill out the Health Dept's form attesting all conditions have been and will continue to be met. Fulfilling these conditions would significantly impact our operating budget and certainly cause a required increase in monthly dues.

Our property management firm consulted with legal consul who furnished additional cautions relating to potential liabilities.

The Board reviewed the list of directives from the Health Dept along with expected cost estimates to achieve an opening. The board voted 5 – 0 to keep the pool/spa enclosure closed for use.

To safeguard against unauthorized use, the Board approved adding a 2nd pool gate lock. PTPM wrote and sent a letter to all owners and leasing residents. It is hoped all recipients will read and understand the need for this decision.

Old Business

1. **Security for the Pool – Improve the West Wall.** The Board is aware that individuals without a key to the gate have climbed over the walls. The pool, shower, and spa were used. We believe these are homeless people – not residents.
 - a. The Pandemic has slowed the installation schedule. The cost is roughly \$75 per foot. The west sides of #1210 & #1243 will be improved to prevent jumping into their backyards and into the pool enclosure. The entrance gate also will be improved. The cost is \$4500 - \$5000. The Board voted 4-1 to proceed. Scott voted no.
2. **Cleaning out dryer ducts.** Project on hold.
3. **Roof leaks: #1230, Nicolaou; #1233, Thomas. Fixed.**
 - a. #1223 wants a different company. Alpha Omega who did the roofs over #1243/44 has been asked to submit an estimate. The Creep Myrtle at the corner of #1223, that snapped in half/damaged by wind, has shown regrowth. We won't need to replace it.

New Business

1. **Unattended/Abandoned Car.** Steve will place a notice on the car with expired tags to remove the car in 96 hours or it will be towed. The owner needs to contact a board member or PTPM ASAP.
2. **Cleanliness of the Trash Bin Enclosures.** Board members have noted the Arrow side trash enclosure is not orderly. A neighbor moved out and filled the bins. Trash was left on the ground. A couple of board members cleaned up much of the trash. Please: if your bins are full, please take your trash to the mailbox area trash enclosure not that far away. A board member heard a complaint from a resident who lives in the Arrow area that some residents are not securing wet garbage in bags. Even though the HOA has a rodent control program, we need to be observant of our areas and not leave trash within easy access.
 - a. For your information: the gardeners have been instructed to place their green waste/cuttings in the back trash bins leaving the front and middle bins for residents' use.
3. **Elections for 2021 Board.** As required by State of California Law, PTPM will be sending nomination forms to all owners. Effective January 1, 2020, the law's intent is to generate greater interest and involvement in HOA operations and financial affairs. When you receive your form, give it a consideration. Board members are not compensated for their time; nor do they pay reduced monthly fees (as one homeowner had stated). They perform work/functions, e.g., changing burnt lighting, at no cost to the HOA. Their contributions help to control costs and the real reward is living in enjoyable and enviable community.
4. **Financial data was reviewed by the Board and found in order.**