

Minutes: Tuesday, September 8th, 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, Chris Blackledge, Steve Thomas

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 August Minutes were approved. During the COVID-19 Pandemic the HOA Board will conduct monthly board meetings 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: 7 PM, Tuesday, October 13th, 2020

COVID-19 MEASURES –Pool/Spa Enclosure Remains Closed

Continued: There has been no change in The Los Angeles County Health Department's List of required conditions for community pools to be allowed to open. In addition to Legal Counsel's recommendation, the Board reviewed elements required to open the spa/pool and voted 5 – 0 to keep the area closed for use. Refer to previous minutes for additional information.

Homeowner Comments

New owner #1204 inquired about changing their exterior windows and frames. The Board responded that the owner may proceed only if the replaced items meet the appearance (paint color, size, etc.) of the HOA's standards and construction. The owner bears the cost of the repairs.

Old Business

1. Security for the Pool – Raise the Height West Wall. Derek stated the new iron rails were in prefab/painting and likely would be installed in 2 to 3 weeks. See previous minutes for more information.
2. Cleaning out dryer ducts. Project on hold.
3. Red Paver Repairs. Status on hold with the original contractor
4. #1245. Termite Repairs. The Board approved Morgan Termite's estimate for repairs. Awaiting scheduling. After termite repairs are done, PTPM will schedule Kraft Coating to

resurface the balcony surface. NOTE: Kraft Coating and Morgan Termite are the HOA's preferred companies for these repairs; sometimes we may seek a competitive bid.

5. Unattended/Abandoned Car. After placing a notice on the apparent abandoned car with expired tags, the owner came forward. He is awaiting a charity to pick up the car.
6. Roof leaks in chimney area. #1223. Awaiting Alpha Omega to submit estimate.

New Business

1. Placement of Political Signs. Article III, Use Restrictions, paragraph 7, covers display of ALL signs, including For Sale signs. The Davis- Sterling California state law amended HOA restrictions to allow flags. An owner may display a political sign inside their window. Any political images must be removed within a reasonable time after an election.
2. The directional addresses sign next to the mailboxes is showing its wear; it will be replaced.
3. Annual Election. California state law requires HOA's to conduct the election process at an earlier date. PTPM has received applications for the 2021 ballot. The next step: candidates will be announced. To repeat: Board members are volunteers to oversee the affairs (financial, standard adherence, etc.) of our 48 units. They often take on projects, like cleanups, simple repairs, replacing lights, etc., to save money.
 - a. Glendora Garden IV will conduct its annual General Meeting and Election (ballot counting) on December 8th.
4. Cleanliness of the Trash Bin Enclosures. (added to agenda) This continues to be a problem with trash dropped outside the bins and creating a potential health hazard.
5. Chris would like to add a "No Soliciting" along with civic code references as a tool to discourage un-authorized people coming on the property and looking for recyclables in the dumpster bins or just taking a short cut to their destination. Adding a civic code reference may allow Law Enforcement more flexibility if an arrest is applicable.
6. Financial data was reviewed by the Board and found in order. One owner is too far in arrears in monthly dues payments and will receive a warning letter and possible lien follow up.
 - a. State Farm is our general insurance carrier. The term was renewed with a small \$400 increase.