

Minutes: Tuesday, October 13th, 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 September 8th 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, November 10th, 2020

COVID-19 MEASURES –Pool/Spa Enclosure Remains Closed 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. For everyone’s personal safety the board voted 5-0 to close the pool. Refer to previous minutes for additional information.

Homeowner Comments

#1201 – the owner asked if a unit has termites, what will the HOA cover. Answer: exterior damages including balconies; common wall infestation. Other interior areas are owner’s responsibility.

#1223 – roof repairs pending Alpha’s estimate of \$5,500. The board discussed the scope of work which seemed greater than necessary as well as the price as too high. We asked Derek to contact another roofing company, La Roche, for an estimate.

#1225/1226 – the concrete common backyard wall is falling apart. Derek stated it is the owners’ responsibility to repair. This is consistent with the same question asked at another unit several years ago.

#1229 – has a tile missing. RainDance “borrowed” it to finish a job at GGH IV. Has not replaced it yet. There is an exposed hole on the side #1229. Derek will call them.

#1244 – reports a common wall plumbing leak that is evident kitchen’s cabinet walls. PTPM contacted their plumber who surveyed the job estimated the job including removing and restoring the cabinets, opening, and closing the drywall, fixing 2 broken

ABS drainpipes, \$2213.20. The owner listened to the board online as we discussed the proposed estimate. We voted to accept the estimate without change. If the owner wishes to paint the wall, that would be their expense.

#1245 - Asked about putting the same iron fencing on the south side of her backyard.

Old Business

1. Security for the Pool – Raise the Height West Wall. The job is 2/3rds complete, including added iron to the entry gate and repainting it. The job includes the new fencing on the west side of the backyards of #1210 and #1243 (to discourage wall jumpers from going around the enclosure wall.) The Vendor reduced their estimate to \$4,430.
2. Cleaning out dryer ducts – red paver repairs. Projects on hold.
3. Directional Address Sign new the Mailboxes. Where is the new sign? We want it to have a protective coating to avoid fading. Derek to check with Action Sign in San Dimas. Scott volunteered to pick up the sign when it is done.
4. 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. Status, “working on it.”

New Business

1. (Added) FHA Status. It is due to expire before the end of the year. Brian who lead our HOA through the process before will check his sources to learn if they would help us again - hopefully at the same price. Free.
2. 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 on the ballot to be sent to all owners.
 - a. ALL Owners: Please vote and return your ballot to the address listed with your ballot.
 - b. **Glendora Garden IV will conduct its annual General Meeting and Election (ballot counting) on December 8th.**
3. 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. Still no payment from the owner. The Board met in executive session and agreed to send the owner a Final Notice that stated a date before the amount owed would be sent to COLLECTIONS.