

# Minutes: Tuesday, November 10<sup>th</sup>, 2020

## Glendora Garden Homes IV HOA Monthly Meeting

[www.ggh4.org](http://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, Diana Nicolaou, Steve Thomas – Brian Franklin, Chris Blackledge absent

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](http://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 October 13<sup>th</sup> Minutes were approved. Owners please note: 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 and/or texting – important topics are included in the agenda and minutes.*

## Next Meeting: **ANNUAL GENERAL MEETING and ELECTION of HOA BOARD - 7 PM, Tuesday, December 8<sup>th</sup>, 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

#1245 – Likes the iron work and would like to hang some lights in her backyard using the iron fencing. The board would prefer that residents not hang anything on the iron fencing.

### Old Business

1. #1223. Needs roof repairs south side adjacent to chimney. The board rejected the bid from Alpha. La Rocque submitted a bid of \$2,075 which was approved. Date pending.
  - a. Steve asked Derek to pass along a request from #1235 for La Rocque to check their roof. The owner (Gus) heard metal flapping sounds during a windy day.
2. Security for the Pool – Raise the Height West Wall. The job is mostly competed except for the west wall behind #1243.
3. Cleaning out dryer ducts. Project on hold.

4. Red Paver repairs. New concrete from previous repaired pavers flaked, and the color washed away. All Construction agreed to come back and address the problem pavers. They believed the concrete was not protected and allowed to cure (dry) properly. A new date to be scheduled.
5. Directional Address Sign new the Mailboxes. We want it to have a protective coating to avoid fading. Status pending: Derek to check with Action Sign in San Dimas. Scott volunteered to pick up the sign when it is done.

## New Business

1. FHA Status. It is due to expire before the end of the year. Brian who led our previous HOA application was not able to attend this meeting. Steve sent an email to Brian requesting his help again. Previously GGH IV obtained this status at no cost free using his resources.
2. (Added to Agenda by PTPM) Cal State Legislature has passed a new law, #SB3182, which restricts HOA's from including restrictions in their HOA's CC&R (their regs) from limiting the number of units that can be rented. A local Law Firm for a fee offered to review our regs. GGH IV does not have these types of restrictions.
  - a. Owners: Section III, para 3 "Use of Garages", "garages shall not be converted for living or recreational activities."
  - b. Note: To retain FHA status, less than 50% of the units must be owner occupied.
3. Chris would like to add a "No Soliciting" along with civic code references 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."
4. Owner Monthly Dues. One owner is too far in arrears in monthly dues payments and has not responded to PTPM's several communications. With reluctance the Board approved sending the amount owed to a Collections service.
5. Financial Records. Only one bank activity was ready for the Board's review. PTPM is switching over to new software and the reports were not ready.
6. **Glendora Garden IV will conduct its annual General Meeting and Election (ballot counting) on December 8<sup>th</sup>.**

**ALL OWNERS:** The official ballot material will be mailed to your home addresses. Please read the instructions and mail in your completed ballot. All owners, please vote.

Your votes will be tallied by the Voting Official, Scott Campbell. Only one person volunteered for the vote count. As he did not intend to serve in 2021, he will resign from the board in December and then tally your votes.

7. **ALL RESIDENTS:** Please adhere to the Los Angeles County Health and Safety Guidelines during this time of extreme danger due to the Pandemic.

**BE SAFE.**