

# Minutes: Tuesday, January 12, 2021

## 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: Brian Franklin, Diana Nicolaou, Steve Thomas, Chris Blackledge and Paula Verdugo. Scott Campbell was present to conduct Ballot counting.

New homeowner #1215 also joined the meeting. Welcome Stacy!

Property Management for HOA: 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 follow the instructions on your ticket.

**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.*

The December 8, 2020 Minutes were approved.

**Next Meeting: Tuesday, February 9, 2021, 7PM via internet**

**Annual Election:** Owners, your HOA complies with California state law relating to annual HOA elections. The required quorum of voters is 50% plus one, or 25 owners submitting official ballots. This requirement is not changed even if there are 5 or less candidates for the 5 positions. Cal law allows for postponement of an election if there is less than the required number of ballots. The Annual December election was postponed to January due to the insufficient number of ballots.

Scott resigned from the 2020 board to qualify as the election officer. Ballots were opened and counted. There were 14 good ballots (they followed the exact instructions) and 3 ballots that did qualify as valid. Two were not signed. To note: only one owner voted from #1201 thru 1219; #1220 thru #1244 had 13 owners participating in the election.

It was a close contest but congratulations to the new 2021 Board members.

President: Steve Thomas (we sure do miss his baked cookies when we have Zoom meetings.)

Vice President: Brian Franklin (father of an adorable 2-year-old son.)

**Secretary: Diana Nicolaou (need a tool? Check out my husband's garage.)**

**Treasurer: Paula Verdugo (you may have noticed her patrolling the complex with her two pet guard dogs.)**

**Member at Large: Chris Blackledge (seriously the greatest neighbor.)**

**We thank Scott Campbell for his service on the board 2019 and 2020 and we welcome back Paula Verdugo serviced many times in the past years.**

**Additional Notes: Closure of the Spa/pool area. Your HOA is following the COVID safety directives issued last year by the Los Angeles County Health Department. This area remains closed. Except for one incident, owners and residents are following and respecting the restrictions. The Board thanks owners and residents for their cooperation.**

## **Homeowner Comments**

**#1215, Stacy inquired about rodent control around the complex. We have a rodent control company coming around monthly to check traps/poison positioned inside the electrical cabinets. Homeowners are responsible for inside their own unit's pest control but please let the board know if you see an excess of activity. We do all live near a large empty field, so it is impossible to completely control. Thank you also to the neighborhood cats on patrol, excellent job!**

## **Old Business**

- 1. Electrical Closet Next to #1229. Awaiting replacement of tile. RainDance "borrowed" the tile to finish a job on our site. We've been waiting for the replacement. The Board suggested RainDance at least close-up the hole to stop rodents from entering the unit's attic. Derek to follow up.**
- 2. #1243. Finish Iron Fencing Security for the Spa/Pool area. Supplier has been notified he has to finish the job. The Vendor acknowledges and is fabricating iron fencing.**

## **New Business**

- 1. FHA Renewal - Status. Our HOA application is nearing completion. Thank you, Brian, for taking charge of this project. He just needs a few more documents from PTPM.**
- 2. Car Parked in Front of garage's unit. The owner was sent a notice by PTPM to meet with the Board at this meeting in Executive session. We have not received any responses. The board voted to fine the owner \$25 for violation of this law. Please note, each entrance has a sign "No parking in Fire Lane". Chris suggested that he and Steve talk to the owner.**
- 3. Owner in Arrears Monthly HOA Dues. The owner is too far in arrears in payment of their monthly dues plus late fees. Despite several notices to the owner and with no responses, the total amount has been submitted to a collection service; all costs**

relating to collection services are paid by delinquent owner. Nonpayment will result in a lien placed on the property.

4. **Financial Records Review.** They appear to be in order. All records will be submitted to an outside auditor for review and tax preparation.
5. **Monthly Owner Dues.** There was some confusion to the correct amount. At the December meeting after reviewing our finances the Board voted to keep the amount at \$300 per month.

**EVERYONE STAY SAFE ...BE AWARE OF YOUR NEIGHBORS...**

**SMILE & WAVE & SAY HELLO**

**IT GOES A LONG WAY IN THIS DIFFICULT TIME FOR EVERYONE**

GGH/V/FOA