

Minutes: Tuesday, February 9, 2021

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 Derek McCaulley as host. Board Members online: Steve Thomas, Brian Franklin, Diana Nicolaou, Paula Verdugo and 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 follow the instructions on your ticket.

The January 12, 2021 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: Tuesday, March 9, 2021, 7PM via internet

Closure of the Pool/Spa Area. Following the COVID SAFETY directives from the Los Angeles County Health Dept. this area has been closed. Except for one incident, owners and residents have followed the directive of the County. The Board thanks owners and residents for their cooperation.

Homeowner Comments

no homeowner comments

Old Business

1. #1229. Awaiting replacement tile. The Board suggested RainDance at least put something over the opening to the owner's attic to keep out rodents. Derek heard back with comment and photos from roofers. They did not take a tile from #1229, but they will check and repair/cover opening in order to discourage rodents from entering. Derek to follow up with them.

2. #1243. Security for the Pool – Raise the height of West Wall. The job is mostly completed except for their backyard. Supplier notified us will be additional \$900 to complete. Board approved.
3. #1206 still awaiting Raindance estimate on roof leak.
4. FHA renewal is almost complete, all info has been submitted.
5. Homeowner delinquent on dues has been sent to collections and a lien will be placed on the property. Board will decide whether to seek further action.
6. Common wall leak #1227/1228 has been repaired.

New Business

1. Derek will obtain four estimates to replaster pool (including from our current pool service)
2. Financial records appear to be in order.
3. #1245 has wet spot under balcony, Personal Touch/Derek will follow up
4. Electrical pole was down near #1210, due to corroded steel at the ground level. The board immediately contacted our handyman and it has been repaired.
5. Women's restroom toilet not flushing. Homeowner Nick Nicolaou will repair (completed at no cost to Homeowners)
6. No trespassing signs need a touch up. Derek will check if cheaper to repaint or buy new ones. Also front ballards chipping/peeling. Who repaints Fire Hydrants?
7. Time to trim common area trees. Board and Personal Touch will contact Best Trees for a quote and possible dates. As in the years past, we need help from residents relocating their vehicles from under trees to be trimmed. We will post the dates as soon as arranged and vehicles will need to be moved before 7 am.

Note to Homeowners. Our Association has a generous 30 day grace period for HOA dues. Due on the first, 10% late fee if full amount is not paid by the 30th. Some of you are sending in automatic payments and may not be aware you have late fees added on from previous months. If you have any questions about your account please contact Personal Touch Management Company (contact info is above).