

Minutes: Tuesday, March 9, 2021

Glendora Garden Homes IV HOA Monthly Meeting

www.ggh4.org – website for Glenview Lane addresses only

Call to Order: 7pm, (*list attendees*) 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.

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 (*previous*) February 9, 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, April 13, 2021, 7PM via internet

Homeowner Comments

#1240 needed balcony repair. Our handyman Fred repaired for \$45.

#1229 possible termite damage / Derek will have Morgan termite review.

#1228 owner states plumbing has been repaired but work on closing the walls has not started. She has not heard from the contractor.

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. Our handyman Fred will repair. Should be a simple job to close the opening with metal flashing. Steve to do a brief survey to see if other electrical closets have similar openings, Our handyman estimated \$30 per closet to repair.

a. Steve noted there were 3 units that have vertical wood frames at the garage showing wood rot. They are adjacent to sprinklers. Steve will ask for a quote to replace the

- damaged wood to include labor, wood and painting.
2. Security for the Pool – Raising the height West Wall has been completed.
 3. FHA Status nearing completion. Thank you Brian Franklin. The paperwork has been submitted and he will follow up with the Santa Ana office.
 4. The City of Glendora will be repainting the HOA area faded fire hydrants at city expense.
 5. Bollards #1204, Chris Blackledge may possibly touch up paint. We will also get an estimate from a professional.

New Business

1. Swimming Pool Repair. Board has reviewed three estimates for pool replastering.

We voted and chose Sparkling Pools, our current pool service. They will be submitting the plans to obtain permits, which will take approx 3 weeks for approval. We are hoping to have the job completed by the end of May for Memorial Day.

The county has relaxed restrictions on HOA pool use. When the pool reopens, the “relaxed” restrictions allow one family in pool at a time, no outside visitors (residents only), masks required except when in pool, no food, no restroom use, and spa will still be closed as impossible to social distance. We will need everyone’s cooperation. Hopefully by the time we reopen there will be updated LA County recommendations.

2. Tree trimming was postponed due to rain, but was completed on Tuesday March 16 by Best Tree.

3. #1214 changing windows and frames. The owner submitted a list of construction materials that will be replacing the original installed frames and windows. The list included compatible finishes and GGH IV HOA colors. The board approved the

request. It is fundamental that all units maintain the original finishes and standard colors.

3. 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). Their office is closed for in person contact so please either email or phone. Update, they have sent out statements to all homeowners who have outstanding overdue balances. Please contact them with your questions, not the board members. Thanks.

4. Financial records for February 2021 appear to be in order. Per California law, 2020 financial records will be submitted to an outside auditor for review and preparation of any tax submittals.