

Minutes: Tuesday, April 13, 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 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 March 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, May 11, 2021, 7PM via internet

Homeowner Comments

1. Homeowner inquired about reduced monthly dues while pool was closed for the past 12 plus months. The pool was closed due to Covid restrictions placed by LA County. HOA pool expenses were not reduced as we still needed to keep pool maintained per County Health Department.
2. Sign post is loose in ground out near Arrow Hwy. We will ask our handyman Fred to repair.

Old Business

1. Our handyman Fred repaired roof openings above #1229 and #1233. Board members will walk the complex and see if anymore need to be repaired.
2. FHA renewal still pending. Brian Franklin now has a direct contact and hopefully will be approved soon.

3. Our handyman has replaced and repaired wood trim #1229/1230/1231.
4. City has repainted fire hydrant out by Arrow Hwy but not within the complex. Board will contact the city of Glendora. Bollards still need to be repainted.

New Business

1. Sparkling Pools has submitted the plans for permits in order to proceed with replastering project. As of meeting date, plans had not been reviewed. We expect delays due to Covid restriction with the City. We are hoping to proceed soon but homeowners need to be patient as delays are beyond our control. The pool needs to be inspected several times during the process. We were hoping for opening pool by Memorial Day but that is now looking unlikely.

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. Board approved #1219 Termite repairs by Morgan Termite.

3. Board discussed security surrounding the West parking lot. The Board wants to increase the planting on the back wall to discourage trespassers climbing over the wall.

4. The board will be seeking competitive bids for the HOA's insurance policies. We intend to include only highly rated companies.

5. 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. We have another homeowner seriously behind in dues and board will start collection proceedings.

6. We encourage all residents and homeowners to keep an eye out for the safety of all your neighbors. See something, say something, call the Police

(911 or non emergency # 626-914-8250)