

Minutes: Tuesday, May 11, 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 April 13, 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, June 8, 2021, 7PM via internet

Homeowner Comments

1. Morgan Termite and Craft Coating will be contacted for estimates on balconies/woodwork for units #1230 and #1247.
2. Homeowner asked if HOA provides rodent traps or treatment for individual owners. No...but HOA does have a rodent service who sets and checks traps monthly, which are placed near the utility cabinets. Since we are next to open fields it is impossible to completely control, and of course encourage homeowners to set traps in attic, backyards, garage, as needed.

Old Business

1. FHA renewal still pending. Brian Franklin now has a direct contact and hopefully will be approved soon.
2. #1219 Termite repair has been completed. HOA waiting for invoice.

3. #1228 -1231 Wood trim repairs have been completed.
4. Bouganvilla has been planted along back West wall and seems to be thriving.
5. Two remaining fire hydrants in complex still need to be painted by City. We need to first ask the gardeners to clear the area around them.
6. Bollard painting not completed.
7. Drywall was not completed on repairs for #1227 and #1228. Derek will contact the company.

New Business

1. Sparkling Pools has obtained the permits to start replastering the pool. We have contacted them as to start date but have not received a definite answer. The board is considering postponing the work until after summer and reopening the pool soon. The board will make a decision soon.

2. #1208 has filed an insurance claim with HOA insurance and their own insurance regarding plumbing repairs and water damage. Claim is ongoing.

3. Derek has presented us with competitive bids for HOA general and earthquake insurance. Board is considering changing to a highly rated company which will give us a higher deductible but more coverage and lower premiums.

4. We have conflicting advice from the city regarding disposing of large items such as furniture. One homeowner was told per email to place items on curb on Valley Center the night before trash day and Athens will pick up. Board member Chris B talked to Athens workers when they were out on Valley Center and was told unless items can be picked up with their forklift they will not take it. If item can be placed in the bin please do so, break up item so it is not sticking out the top and DO NOT

**PLACE ANY ITEMS OUTSIDE OF OUR BINS WITHIN THE COMPLEX
(Athens will NOT pick up and if area is blocked by discarded
large items, they will also not take the bins to be emptied)
Derek will call the City and try to get the correct answer and we
will report back to homeowners.**

**5. Financial records for March 2021 appear to be in order. Per
California law, 2020 financial records were submitted to an
outside auditor and approved. Taxes were filed. One of the two
homeowners seriously behind in HOA dues has started to make
payments. Late fees and any legal fees will also be collected
from the homeowner.**

**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)