

Minutes: Tuesday, July 13, 2021

Glendora Garden Homes IV HOA Monthly Meeting

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

Call to Order: 7:00 pm, Meeting conducted using the Zoom internet application, with Derek 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 June 8, 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, August 10, 2021, 7PM via internet or pool area (to be announced)

Homeowner Comments

1.Homeowner asked when the pool is serviced. Monday and Friday during warm months, which is an ideal schedule as is before and after busier weekend use.

2.Homeowner reported transient going thru trash and leaving a mess (thank you Steve for cleaning it up). As a reminder, we are all homeowners here, if you see something to clean up, consider putting on a pair of gloves, maybe grabbing a neighbor, and help us out here. We do not have any service for this (added expense to homeowners)

besides the gardeners on their regular day. Board members are volunteers, and falls on us if no one else steps up. That being said, the board discussed how to possibly lock up the bins. The problem is, if we have a key, many homeowners will leave their trash outside the bins if they forget or misplace their key, and then we have an added problem. Derek has another HOA in Duarte he manages that recently installed locks that use a code/keypad. Cost is approximately \$400-\$500 per lock. He will get back to us at the next meeting with more info and the board will consider our options.

3. Homeowner reported a crack in her front door. Repair is homeowners's responsibility.

Old Business

- 1. FHA renewal still pending, almost completed, they needed our new HOA insurance info.**
- 2. #1230 and #1247 termite damage repairs are completed. #1229 and #1205 are waiting for dates to be arranged.**
- 3. Two remaining fire hydrants in complex still need to be painted by the City. The HOA has cleared the area around them, the city should be out soon to repaint.**
- 4. Pool replastering on hold. Permits have been paid for (good for 3 years).**
- 5. 3 bollards in back West parking lot will be reinforced with PVC pipe and reflective tape, at a cost of approx. \$175.**
- 6. Pool has been opened back up with no mask or distancing restrictions. Please help keep the area clean, pick up after yourselves, and maybe the ones before you? We do not have a cleaning service except for the pool itself, so help us out here please! Remember no glass or alcohol AT ANY TIME.**

New Business

1. The board chose Sutton Insurance (A rated) as our new carrier for general insurance as of June 24. Better coverage at a lower cost. We are saving approx.

2. Derek obtained a second opinion regarding pool water. PH is “out of balance” and it was recommended we drain the pool and refill. With our water shortage in CA that will be our last resort. We will continue to have Sparkling Pools adjust the chemicals/test. The pool is safe to use.

3. With the tragedy on our minds from Florida, the board discussed balcony construction/safety. We learned from Derek that a few years ago, a State bill was passed to have all balconies in condos, apartments, etc. to be inspected by 2023. Apparently it was left up to the cities to coordinate inspections. Derek will check with the City of Glendora to see what is planned.

4. Jacuzzi was reported as not working correctly. Steve has checked it out and all now seems to be in working order.

5. We are again asking homeowners to report lights out around the complex. Steve and Chris, on their own time, replace the bulbs but obviously can only tell at night. Please report to a board member or email the HOA to help them with their scheduling of replacement.

6. Financial records for June 2021 appear to be in order. Two homeowners are seriously behind in their dues. One has a lien now placed on their unit and the second will be receiving a letter from our attorney. Homeowners are responsible for all late fees and attorney fees. Our reserve study (required by law) will be performed soon, it is

offsite as this time they only review our financial records and reserves.

7. 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)