

# Minutes: Tuesday, November 9, 2021

## Glendora Garden Homes IV HOA Monthly Meeting

[www.ggh4.org](http://www.ggh4.org) – website for Glenview Lane addresses only

Call to Order: Zoom meeting, 7:00 pm, Board Members present: Chris Blackledge, Brian Franklin, Diana Nicolaou, Steve Thomas, and Paula Verdugo. Homeowner #1215 Stacy Orantes.

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](http://www.personaltouchmgmt.com) If you prefer to mail your monthly HOA dues, please follow the instructions on your ticket.

**The October 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, December 14, 2021, 7 PM via internet**

**Homeowner Comments:**

none

### Old Business

1. FHA renewal still pending. They have everything they have asked for. Brian reports they have not responded to his latest messages.
2. As of meeting date, 2 fire hydrants in complex have still not been painted by city of Glendora. Update...they have been painted FINALLY!

3. Gardners have partially trimmed back the front hedge west side on Arrow Hwy. It requires heavier equipment, so we will have it trimmed back the next time we have our trees in the complex trimmed. We will also check with homeowners on east side to see if they would like trimmed or keep higher for more privacy.
4. #1229 as of meeting date has not had roof repair. Update, job has been completed by Raindance roofing.
5. #1230 has not been contacted by Kraft Coating to finish balcony repairs. Update...has been contacted and scheduled.
6. #1247 balcony repairs have been scheduled to be completed before Thanksgiving.
7. #1213 discussion of water treatment system on hold per homeowner.
8. Board made contact with homeowner #1226 regarding exterior wall facing Arrow Hwy. Ongoing discussion. We will also have our handyman Fred take a look.
9. Small leak in womens pool restroom will be addressed by handyman.
10. Pool replastering to start soon. Derek indicated the project should be completed by end of year or beginning of 2022. Depends on timeline of LA County inspectors reviewing each phase of the project. In addition, the board voted to approve increase of approximately \$2000 for pool project due to increase of materials and labor.
11. Athens has not been picking up yard waste barrels as arranged. We are not paying any extra for this service.

## **New Business**

1. The current board members are the only ones who volunteered for the 2022 HOA board. Starting in 2022 the state of CA will allow

**uncontested boards to not have to legally go thru the paperwork and expense of an election. This will be nice, as we spend extra money each year on elections which few if any homeowners attend or return their ballots. General meeting/counting of ballots is set for December 14, 2021.**

**2. Board has obtained one estimate for balcony inspections newly required by the State of CA. We will obtain several as it is costly. First estimate was between \$18,950 -\$25,150 depending on several options, and does not include possible repairs. Yikes! We have until 2025 to complete but would like to proceed in 2022 as costs will only go up as deadline nears.**

**3. Financial records for October 2021 appear to be in order. Final notice is going out before foreclosing on one unit for unpaid dues and attorney fees. An additional unit now has lien placed for same reason. Our State mandated review of HOA finances by outside source, is complete and all is in order.**

**4. 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 . Please observe Covid-19 safety measures especially with the new Delta varint.**

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