

Minutes: Tuesday, Dec. 14, 2021

Glendora Garden Homes IV HOA Monthly Meeting

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

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

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 November 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, January 11, 2022, 7 PM via internet

Due to lack of response (only 10 ballots returned, no quorum) by homeowners, the HOA Board of Directors election was postponed until the January meeting. Starting in 2022, by law, HOA will now be able to bypass an election that is uncontested (5 or fewer candidates), and appoint the board, thus enabling the HOA to save both time and your HOA funds needed to carry out the election process. Each year, however, owners will be solicited to submit themselves for the annual election.

Homeowner Comments:

- 1. #1219 Balcony repairs were approved in May, still not completed.**
- 2. #1229 Balcony repairs are completed**
- 3. #1230 Balcony repairs completed**
- 4. #1233 Balcony repairs approved**
- 5. #1247 Kim from All Construction to contact homeowner next week to schedule a start date for South balcony.**

Old Business

- 1. FHA renewal approved for three years. Thank you to Brian Franklin for his hard work.**
- 2. Gardners have partially trimmed back the front hedge west side on Arrow Hwy. It requires heavier equipment, We will have it trimmed back the next time we have our trees in the complex trimmed and will request an estimate soon. We will ask for estimate on trimming/removal of tree in backyard #1226.**
- 3. Graffiti reported on exterior wall Arrow side of #1201. Email was sent to city.**
- 4. Board has obtained two estimates for balcony inspections newly required by the State of CA. We have until 2025 to complete inspection and any needed repairs. The inspections are quite costly but hopefully since our HOA has kept on top of needed repairs we will not need much in that regard.**

New Business

- 1. Tree down near #1215 in winds today. It has been taped off and is scheduled for removal tomorrow. Board will discuss replacing the tree.**
- 2. As of meeting date, pool renovation has started. Pool drained and plaster removed. Handy man will look at “dead outlets” in pool area. Depending on inspection schedule pool renovation is**

proceeding on schedule. \$9000 progress payment was approved.

3. Athens has apparently removed the Green Waste Receptacles
4. Board will consider a Termite maintenance program due to high amount of repairs. Homeowners please be sure to report any problems you see with your balconies or wood in your front or backyard. (added patio covers are homeowners' responsibility)
5. Gardners noticed water leak under the sidewalk to #1205. We will need to take up the concrete for access.
6. #1208 plumbing leak common wall payment approved for \$3600. Please remember homeowners MUST contact either the board or Personal Touch (except for emergency repair to stop the leak) before continuing with common wall plumbing/water repairs. The Board of HOA will discuss and decide how to proceed.
7. Financial records for November 2021 appear to be in order. Final notice went out before foreclosing on one unit for unpaid dues and attorney fees. An additional unit now has lien placed for non payment of dues. 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 variant. WE WISH YOUdev A HAPPY AND HEALTHY 2022.

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