

# Minutes: Tuesday December 13, 2022

## 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, Diana Nicolaou, Steve Thomas and Paula Verdugo. Homeowner present #1238.

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, contact Personal Touch Mgmt for instructions.

The Nov. 21, 2022 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 10, 2023, 7 PM via internet**

### Homeowner Comments:

Joann Dalmore is volunteering to collect names of homeowners who are interested in having their dryer vents cleared out. She will coordinate a date and get a price depending on how many homeowners are interested. Please email her at [j.dalmore@yahoo.com](mailto:j.dalmore@yahoo.com)

### Old Business

1. #1238 repairs have been completed by Raindance. Our handyman Fred will be contacted to paint the exposed wood in the front and back of unit.
2. HOA Board meeting minutes will be emailed out as soon as prepared and approved by the board (previously sent out day of meeting) in order for homeowners to make

plans to attend board meetings via zoom.

3. Paula/Steve/Diana to walk and check the remaining outside faucets for leaks. Please let a board member know asap if you have a leaky faucet in your backyard so we can coordinate repair.
4. #1213 homeowner is working on coordinating date for termite repair with Morgan.
5. #1245 additional termite repairs are needed, board will contact Morgan for an estimate.
6. **NO PARKING IN FIRE LANES UNLESS YOUR CAR IS ATTENDED SUCH AS WASHING VEHICLE OR LOADING/UNLOADING. Repeat offenders are currently being fined, with fine increased if repeated occurrences. The board members can not be policing the whole complex 24/7. The parking issue is a safety concern for emergency vehicles. Be considerate of your neighbors, also it may be you who needs the emergency vehicles which may be blocked from entering. Please report offenders to Personal Choice via email or phone.**
7. **Remember to conserve water, your HOA dues pay for water and since individual units do not see what they are using it is easy to forget or worse, not care. NO RINSING OFF BALCONIES OR SIDEWALKS. Water on balconies is also contributing to expensive wood rot repairs paid for out of your HOA funds.**

**NEW BUSINESS**

**1. Election of 2023 Board. Candidate forms were mailed to each homeowner. We had zero response except for the current board members who again volunteered. The State of CA now allows “vote by acclimation”. In the past years, time and money (HOA funds) have been spent on postage and elections postponed due to few ballots returned, etc. Since the election was uncontested, the state allows the current board to automatically be approved. If this occurs 3 consecutive years, an election must then take place and with the more time consuming and expense of a regular election. The board will keep the same positions. President, Steve Thomas, VP Brian Franklin, Secretary Diana Nicolaou, Treasurer Paula Verdugo, member at large Chris Blackledge. (as a reminder, board members volunteer their time without any compensation nor reductions to their monthly dues).**

**2. The HOA budget for 2023 has been mailed to each homeowner. After careful consideration, the board voted unanimously to increase the monthly HOA dues by \$50 per month starting Jan. 2023, with an additional increase to be decided in 2024. The increase is going toward the reserve budget as we are having to cover, from our reserves, the expense of Senate Bill 326, balcony inspections and repairs. This is a new CA state law that must be completed by 2025 and is estimated to cost upwards of \$75,000 which we were unable to budget for in the past years as it was not passed until 2021. All condos and apartment units with 3 or more buildings and balconies are required to have structural engineers inspect, and then repairs must be completed within 6 months of their report. This will need to be completed every 10 years, so it will be permanently budgeted for in the years to come. In addition, the reserve elements to fund significant repairs, e.g.**

**painting the complex, need to be increased to accommodate increased costs of materials and labor due to the dramatic inflation experienced this year. As everyone's expenses have increased, so have our daily operating expenses. The decision was not easy for the board, but we believe we made the correct decision as we did not want to incur a one time large assessment on each homeowner to cover the expense.**

**3. Note...Page 37 of GGH IV CCR's paragraph 5a, states any yearly dues increase cannot exceed 10% of the current year. State Civil Code 5605 (20% increase allowed) supersedes any HOA's governing document.**

**4. Financial records for November 2022 appear to be in order. One unit has a lien placed on their unit for non payment of dues. One other who was behind is making substantial payments to catch up, including all late fees and legal expenses.**

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 variants.

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