

Minutes: Wed, October 23, 2024

Glendora Gardens IV HOA Monthly Meeting

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, Paula Verdugo. Homeowner 1238 present along with Derek Mc Caulley from Personal Touch Management.

Property Management: Derek Mc Caulley, Personal Touch Property Management Inc. (PTPM) 451 W. Bonita Ave, Suite 7, San Dimas 91773 (909) 592-1562 www.personaltouchmgmt.com

The September 2024 minutes were approved. Owners please note: the HOA Board will continue to 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: To be announced. Due to the holidays we will be combining the Nov. and Dec. meeting into one meeting sometime in early December.

Homeowners Comments

none

OLD Business

1. Still awaiting balcony repair estimates, required by the State of CA SB 32. We are hoping for an estimate soon from WC Construction, Kodiak Construction, and All Year Construction.

- 2. Edison has completed their repairs on Arrow Hwy in front of our complex. Awaiting our landscaping of small area near driveway at no cost to the HOA. Derek had feedback from the new building across on Arrow Hwy. Derek suggested our landscapers do the work since we have always been happy with their work and they are reasonably priced. Suggested to be similar to area in front of #1236. (that area was completed with succulents donated by a board member, and volunteers who planted).**
- 3. Cleanout and removal of empty chemical containers from the pool/spa equipment enclosure has been completed. Brian reports there may still be discarded old pool parts in the area. Thank you to Brian and Chris for taking care of the cleanup/discarding of this area.**
- 4. Steve was contacted by the developer of the proposed 27 unit townhomes to be built on Arrow Hwy adjacent to our property. They requested contact info for Personal Touch Management. Developer can alert GGH4 residents of possible significant developments that Derek can then relay to our homeowners and residents. Derek has other clients that have been in this situation. The City of Glendora has fixed hours for construction, criteria to contain dust during excavation, etc.**
- 5. Details of neighborhood watch meeting will be discussed in future.**
- 6. Awaiting estimates for security, building up the east pool area wall.**
- 7. FHA status...Brian is coordinating the renewal. There are new forms to complete, and will hopefully be completed before the expiration date at end of year.**
- 8. #1220 and #1222 wood damage reported. Morgan termite has not scheduled a repair date.**
- 9. Spa on/off switch has been replaced at a cost of \$350.**

NEW Business

- 1. Once again we have vehicles parking overnight and daytime for extended periods in front of their garages, which are fire lanes. Letters and fines will be sent to the offenders.**
- 2. Pool pump seals, impeller need replacing plus labor, approved for \$633.**
- 3. Electrical box in pool area needs to be checked for possible repairs. Underwater pool lights are not working and need repair ASAP. Derek will contact Mark at Sparkling Pools and then an electrician if needed.**
- 4. 2025 HOA Budget was discussed. Derek reports water budget will increase by \$5000 per year, Insurance will increase \$14,000 per year. Our State mandated reserve studies is recommending we increase our reserves by \$8000 per year. (this is based on estimates for future major repairs/ maintenance such as roof, pool, painting, structure repairs, etc.) This would result in a \$49 increase per unit per month. The board discussed and has voted unanimously to increase the monthly dues per unit by \$35 (starting in Jan. 2025 \$415 per month). To cover this slightly lesser amount than recommended, we will increase the earthquake insurance deductible from 15% to 20%. This was not an easy decision for the board. It is our responsibility to keep our HOA in the best financial shape that we can. We need savings (reserves) for the years to come, as well as keeping up with insurance and maintenance, which is in the best interest of all homeowners to keep up the value of their homes. The units are aging, as they were built in 1986. Anyone hoping to take out a loan or buy/sell must also be aware the banks are looking at all our financial records. Homeowners are encouraged to watch their water use**

(no wasting water washing off balconies, shorter showers, check for inside leaks, turning off hose while washing cars, etc.) We also encourage homeowners/residents to attend our HOA meetings via zoom, and volunteer for the board.

- 5. Regarding earthquake insurance, we are once again reminding homeowners they may want to check into personal earthquake insurance for their units. An example of how it works, if we have \$5,000,000 in damage, we will have a 20% deductible, (\$1,000,000) which will need to be covered by all homeowners. Each unit will be legally responsible for \$20,833. If you have personal earthquake insurance with loss assessment, they should help cover your portion (after your personal deductible). Check with your insurance agent for more information.**
- 6. Financial records for Sept. 2024 appear to be in order.**

We encourage all residents and homeowners to keep an eye out for the safety of all your neighbors. See something, say something, call the Glendora Police Department.

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