

Minutes: Tuesday September 12, 2023

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, Chris Blackledge, Steve Thomas, and Paula Verdugo. Diana Nicolaou absent; Steve Thomas preparing minutes. Homeowners #1238 and #1246 present along with Derek

Mc Caulley, Personal Touch Property Management.

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 August 8th, 2023 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 added the meeting agenda and minutes. Minutes will be taken for all official board meetings.

Next Meeting: Tuesday, October 10, 2023, 7 PM via internet

All owners and residents are welcome.

Homeowner Comments:

Recently there were individuals who went door to door allegedly to sell Verizon (or T-Mobile?) services. We understand they tried to enter into units if the front door was opened and continue their dialogue. Their "spiel" didn't sound right and one home owner wisely called the police and later the phone service who stated they do not have door to door sales. One homeowner who has law enforcement knowledge stated, "Often teams preview an area for possible break-ins later". A home owner stated she was going to have a new security door

installed and asked if there was a preferred color. Answer: black or oxford (dark) brown.

Parking overnite in front of garages. Reminder: the driveways are not parking lots. They are fire lanes. Please park your vehiles either in your garage or designated parking areas.

OLD Business

1. Roof Leaks: #1240 report of roof leak. Roof covered with temporary tarp. #1229 has a roof leak from about the same area that was "repaired" recently. Vendor notified. Possible warranty issue.
2. (Future) Replacement of dead tree removed near #1211 will be postponed until cooler/better planting weather.
3. Signature card to be updated a First Citizens Bank (formerly One West Bank) Steve and Paula to accomplish.
4. Open area between 1246 and 1247 has history of trespassers. The area has been approved for homeowner/s to plant succulent plants. The board also approved 4-1 to proceed with Team Lighting Services' estimate of \$900 for lighting "connected" to HOA dusk to dawn power. Installation promised before September 22nd. Board to follow up on results.
5. Replace #1239 broken wall sconce. Steve and Chris volountered to locate and acceptable replacement. One homeowner suggested that all sconces (originally installed 1985-86) be replaced. We are aware of possible costs and their impact on owner monthly dues. Board will discuss feasibility for next year, however, we have unexpected expenses for year 2023/2024 (balcony repairs, earthquake insurance cost increase, trash hauling price increase, etc.) impact on our monthly dues.

NEW Business

- 1. Termite repairs #1228 completed by Morgan Termite. Common area paid by HOA. Interior treatment is homeowner's responsibility.**
- 2. (Need to follow up with Sparkling Pools on required signs and inspection notes.)**
- 3. California inspection law SB326 requiring balcony inspections impacts Glendora Gardens IV HOA. As required, an architectural firm was hired (approximately \$29,000) to randomly inspect specified number of balcony surfaces and interiors by boring holes underneath the balcony to inspect and photograph the condition of the wood and materials inside. We received a detailed final report with photographs from their inspection of randomly chosen balconies (by the inspectors, not the HOA). Unfortunately all inspected balconies require some level of repairs with 6 units needing more work. This is disappointing, since the board has always followed through with reported problems and recommended repairs. As a reminder, residents have been advised to not water their balcony decks. It wastes water and over time wears down the surface.**
 - a. Derek is contacting companies for bids. We have 9 months to complete all recommended repairs. We will also obtain an estimate to recoat all balconies in the complex as inspected balconies showed some deterioration.**
- 4. Weather forecasts a wet or El Nino type of winter. All owners: you are responsible for fully functional drainage in your backyards. If you have blockages you cannot clear, please contact Personal Choice's office.**
 - a. The complex has 4 "green" spaces between unit blocks. Any significant water buildup can impact a unit's stucco and perhaps foundation. Only one (#1238-1239) appears to have a functioning drain.**

Derek will issue a work ticket to A&L Landscaping to locate and if possible restore these common area drains.

5. Financial records for July 2023 appear to be in order. Earlier in the year, The City of Glendora granted Athens, our waste hauler, a city wide price increase. We also had an increase from our earthquake insurance carrier due to increase in labor and material costs. As reported previously, to reduce the total increase the board changed the deductible from 10% to 15%. All owners should carry their own insurance to cover interior damages and include coverage for the earthquake insurance company's 15% owners' deductible obligation/assessment, for the total cost of rebuilding.
 - a. One unit which had been sent final notice for unpaid HOA dues is now back on track. Their total owed will include all late and attorney fees. Total of two units now have a lien by our HOA. An additional unit has been sent to collections. They will all be responsible for all late and legal fees.

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. We do have "NO Soliciting" signs at each entrance.

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