

## **Minutes: Tuesday Dec. 12, 2023**

### **Glendora Gardens 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: Diana Nicolaou, Steve Thomas, Paula Verdugo, and Brian Franklin. Chris Blackledge absent. Homeowner #1238 and # 1212 present along with Derek Mc Caulley with 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](http://www.personaltouchmgmt.com)

The November 14, 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 included in the agenda and minutes.*

**Next Meeting: Wednesday Jan. 24, 2024, 7 PM via internet  
(Note new meeting date, 4th Wednesday of the month)**

#### **Homeowner Comments**

- 1. Homeowner commented that the dues increase to \$380 should be put to a vote of all homeowners. In particular, the homeowner questioned the continuation of earthquake insurance. Derek explained the board is elected by the homeowners to represent and make financial decisions in the best interest of the Association and the homeowners. For most of us, our home represents our most significant investment, and insurance helps**

**protect that investment. Instead of paying 100% of ANY and ALL earthquake damage to any covered structures ( such as buildings, pool, pavement), insurance should cover 85%, and homeowners would be assessed just 15%. Remember ALL homeowners will be responsible even if it does not directly affect your unit. We of course always welcome comments and ideas from homeowners, to help in our decision making.**

## **OLD Business**

- 1. #1240 reported roof leak is repaired.**
- 2. Replacement of dead tree removed near #1211 along with large bush #1246, postponed to planting season.**
- 3. Updated signature card at First Citizens Bank is pending.**
- 4. Board has received a bid for approx. \$200 per balcony to recoat all decks in the complex. Some units have never had this done to their balconies. In the past, the usual cost has been \$800-900 per balcony. Still pending as we are still waiting for the estimates from the contractors for the major balcony repair work per our State mandated balcony inspections.**
- 5. Board voted in October to increase the HOA dues by \$30 per unit to \$380 starting Jan. 2024. See Oct. minutes for more details, along with the budget and annual report sent by Personal Choice to all homeowners.**
- 6. #1231 reports a roof leak on North side of first floor. Roofers have inspected the unit.**
- 7. Coyotes have been reported day and night in the complex. Please**

**do not leave pet food outside, and keep a good eye on your pets.**

## **NEW Business**

- 1. Election information was not received by homeowners. Derek with Personal Touch will inquire on status and report back to the board. If you would like to run for the board, please return the required information per the instructions which will be included.**
- 2. HOA meetings have been changed from the second Tuesday of the month to the fourth Wednesday of the month. One of our board members was having a hard time due to her schedule, getting to the meetings due to work/personal conflicts.**
- 3. #1215 reports rats in their unit. Personal Choice has contacted our rodent control service.**
- 4. HOA received a notice from SCE (Southern CA Edison) that they have contracted Spectrum to acquire land rights for the installation of SCE's electric distribution facilities ( in order to maintain the electric facility/pole in that area). The easement is on HOA property located on our grass area just West of the Arrow Hwy driveway. Derek advised the board that SCE can easily obtain a court order for the land if the HOA refused. We will ask Edison to replace or reimburse us for the cost of any vegetation that needs to be replaced if damaged.**
- 5. Best Tree will be asked to provide an estimate for the annual tree trimming in the complex. There will be possible tree trimming of individual homeowner's backyards at their expense.**
- 6. Financial records for November 2023 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 Police.**

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