

Minutes: Wed., March 27, 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: Diana Nicolaou, Steve Thomas, Paula Verdugo. Brian Franklin and Chris Blackledge absent. Homeowner # 1238 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

The February 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: Wednesday April 24, 2024, 7 PM via internet
(Note new meeting date, 4th Wednesday of the month)**

Homeowner Comments

OLD Business

- 1. Board discussed replacement of dead tree removed near #1211 along with large bush #1246. Board voted to replace with crepe myrtle, but have recently had another suggestion from Best Tree and we are awaiting an estimate.**
- 2. #1231 reports roof leak. Board voted to approve repair estimate**

- of \$4200. Awaiting repair date from Alpha and Omega roofers.
3. #1229 recurring roof leak repair estimate was approved for \$3200. Awaiting repair date.
 4. Alpha Omega Roofing reinspected #1223 due to several recurring leaks. The Board reviewed and approved repair estimate of \$10,800. Roofers stated there are probably leaks around the chimney flashing, which they do not cover. We are looking for a service for those additional repairs. The board directed Personal Touch to canvas additional reputable roof repair companies for current and future repair estimates. Current estimates are higher than we have ever experienced. We also reviewed a second estimate from La Rocque roofing of \$48,000 to replace the roof, which the board rejected. We are waiting on repair date from roofers for #1223.
 5. 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 waiting for the estimates from the contractors for the major balcony repair work per our State mandated balcony inspections. Personal Choice is having a hard time getting companies to give us proposals for repair, even though this is required by the State of CA.
 6. Parking unattended vehicles in front of garages, red curbs and fire hydrants was again discussed. It is a potential safety hazard which could block emergency vehicles. A few residents are ignoring this mandate. The board has been discussing the possibility of hiring a tow company to randomly check the complex and tow away cars at the vehicle owner's expense.
 7. Pending work in mens pool bathroom (changing faucets) Chris, Steve, Nick are volunteering their time and expenses.

NEW Business

- 1. Best Tree was approved to trim trees in the complex on Friday, April 5 (April 8, Monday if rain postponement needed). Notices will be placed around the complex and vehicles will need to be moved no later than 7 am in order to allow safe access to the trees and avoid vehicle damage. Board members will be knocking on doors if vehicles are not moved. Your cooperation is appreciated. Several homeowners have asked Best Tree to trim their backyards/remove tree (at homeowner's expense, not the HOA)**
- 2. Bids for balcony repairs were reviewed and board approved repairs of approx \$50,000 (what we had expected and budgeted for). Awaiting repair start dates. #1201, 1205 and 1213 balconies will be completely rebuilt, and all decks in the complex will be recoated. Coordination with homeowners/renters will be needed. Details to follow in future.**
- 3. Derek will obtain estimate for repair of leaning sign near Arrow Hwy entrance.**
- 4. Windy weather ruined some of the pool patio furniture and umbrella (some had been donated to the HOA). Will seek umbrella replacement in time for warmer weather.**
- 5. #1223's submitted plans to replace windows and sliders met HOA standards and was approved (homeowner's expense)**
- 6. Financial records for February 2024 appear to be in order. It has been reported that some owners are using the monthly payment booklets to help keep their payments current. Remember that monthly HOA dues are now \$380 per month.**

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)