

Minutes: Tuesday, May 9, 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: Chris Blackledge, Brian Franklin, Diana Nicolaou, Steve Thomas, and Paula Verdugo. Homeowner #1238 and #1246, 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 April 11, 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: Tuesday, June 13, 2023, 7 PM via internet

HOMEOWNERS COMMENTS

- 1. Homeowner asked for HOA insurance policies. Please contact Personal Touch for insurance questions, copies, etc.**

OLD Business

- 1. Roof leaks reported #1223, 1229 and 1240. 1244 also reports roof leak. Tarps have been placed and estimates have been obtained or pending. Estimates approved with Alpha and Omega Roofers. Derek will contact them and also ask for sketches of exact areas they will repair. They are backed up for 6-8 weeks or longer due to all the rain. Board discussed the cost of partial repairs vs complete complex re-roofing. Board voted to repair current leaks at this time, hold off complete complex reroofing.**
- 2. Status replacing brackets for Arrow Hwy trash enclosure. Hinges are proving to be so far impossible to find.**
- 3. Package mailboxes are confusing for homeowners and have resulted in several locks no longer working. Derek checked with Post office again and was told it had been completed. (locks were repaired but not relabeled) Board will do it themselves.**
- 4. #1246 balcony deck repair is complete. Homeowner reports looks great.**
- 5. HOA compliance with CA State balcony inspection Law SB 326 first phase/inspection/drilling/camera inspection was completed as scheduled on May 1 and 2. Focused Inspection Group randomly selected 18 balconies over garages and 9 additional over patios. The cost of inspection and report was previously approved by the board at a cost for this phase of \$29, 950. Report will be sent to HOA in 3 months. We will then have 9 months from receipt of report to complete the recommended repairs.**
- 6. Thank you Steve and Chris for replacing 18 outdoor lights around the complex. In the past the board paid a service to periodically replace the bulbs but Chris and Steve have been volunteering their time and “ladder skills” for years now.**

7. Once again the board discussed illegal parking in front of garages. Seems to have improved after board members discussed with several homeowners.

NEW Business

1. Glass on outside entryway lighting #1239 was found to be broken. Chris removed the glass. The outside fixtures were custom made for the complex in 1986. Board will look around to see what is available for replacement.
2. Open area between #1246 and #1247 was discussed for better lighting and security. Our handyman took a look to find a source of electricity for the additional lighting. None was found in the communications closet. Derek had no response from electrician he contacted to give us ideas. Will probably go with solar and motion detector lighting. New planting was discussed with homeowner. They have cleaned up the old vegetation and ivy in the area. Board approved homeowner placing rocks, succulents in area.
3. #1210 dead tree was removed by Best Tree Service, we will ask Al, our landscaper for replacement ideas.
4. Derek will call and see if new signature cards are needed with First Citizen Bank (formerly One West Bank)
5. Board has instructed Personal Touch to transfer \$150,000 from our money market account to a safe CD at 4.25% for a 12 month term. Both accounts are FDIC insured as they are under the \$250,000 limit. Derek will notify the board when the transfer is complete.
6. Financial records for April 2023 appear to be in order. One unit which had been sent final notice for unpaid HOA dues and then defaulted on their payment plan, now appears to be back on track, their total owed will include all late fees and attorney fees.

Total of two units now have a lien by our HOA.

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)