

November 26, 2024

### **Garden Grove Condominium Association 2024 Annual and 2025 Budget Ratification Meeting**

Meeting called to order by Ed Gauthier at 6:35 pm

**Board Members Present:** Ed Gauthier, Chris Hinman, Linda Davey and Community Manager, Ben Zupke

**Residents Present:** Mary Eaton, Angela Elsner, Amina Farey, Sandra Patterson, Colby Fullerton, Pat Cain, Vanessa Larson, Lucia Vazquez-Martinez, Hannel Hazeley, Ray Meduna, Nebiyn Sorri, Reginald Ustaris, Joanna Voorheis, Elezabeth Luceford, Joe and Madilyn Haigh, Heidi Jo Kamm

Ed Gauthier is retiring from the Garden Gove Board; we would like to thank Ed for his years of service.

The board agreed to a 4% increase for 2025. Ben went over the budget with the residence. With 19 residence present and 13 proxies', the budget was approved.

**Owners Q&A:** Hannel asked for clarification on the difference between landscaping and maintenance and repair. Gutters and fences were mentioned, there is a list of ongoing repairs. Madelyn asked about rats in their crawl space, Ben advised if there are bird feeders there will be rats. Ben will investigate the Haigh's crawl space and their french drain. Heidi mentioned the landscapers have not been to her backyard in several weeks, Ben will contact the landscapers. There is a light at the entrance that blinks, it will be looked at. Lucia mentioned emails she has been receiving concerning joining a 115<sup>th</sup> St group., she will forward to Ben for review. Several people moved into the westside wetlands off of 112th

**Election of 2025 officers:** With Ed retiring, the Presidents position become vacant. Linda nominated Chris Hinman move from the VP position to President, it was voted on and passed. With Chris the new President, Linda nominated Pat Cain for the VP position, it was voted on and passed. Linda will remain as Secretary/Treasurer. Chris and Pat are interim officers as we did not have a quorum to be voted in. It will be brought up again at the January 28, 2025 meeting.

**2024 Projects:** Gutters and roofs will be cleaned around the second week of December, weather permitting. Three dumpster sites will have new gates installed.

**2025 Projects:** Tree removal at the pond. Dryer vent cleaning. Pressure washing of the siding and walkways. Wash the windows. Paint the trim. Asphalt

Meeting adjourned at 7:36 pm

Next Zoom meeting January 28, 2025 at 6:30 pm

