

Garden Grove Condominium HOA Meeting Minutes **gardengrovecOA.com**

Property Managed by: Tom Gish of Port Gardner Property Management

After Hours Emergency: 425-329-6210

Maintenance Requests:

All requests go to Tgish@portgardnermgmt.com 425-339-1160 X 223

JANUARY MEETING HELD ON 01-22-2019

Meeting Location: Held on site at Presidents home

Called to Order at 7:00pm

Roll Call:

Homeowners present:

President - Chip White

Vice President - Eric Wilkins

Secretary - Marykate Wilson

Port Gardner Property Management - Tom Gish

INTRODUCTIONS:

Homeowner Question and Answer: N/A

Meeting Minutes: Formally approved previous meeting minutes.

REMINDERS:

Turn in your Info Sheets: Completed sheets can be sent in by mail or faxed to Tom Gish at Port Gardner Management PO BOX 1007 Everett WA 98206. Fax 425-303-0257.

Parking Spot Rentals: Spots containing "M" "T" or "D" followed by a number and marked "RESERVED" **ARE FOR AUTHORIZED VEHICLES ONLY.** You must have a Rental Contract to park in these spots. Unauthorized vehicles will be towed without warning.

OLD BUSINESS:

Lighting: Mushroom lights will be added from the mailbox along the rental parking area. Remember that 60-Watt Daylight Bulbs are the approved bulb throughout the community.

Fencing Project Walk Thru: Final walkthrough: A Friday (rather than Saturday) date will be scheduled where the Board, Tom and the Fence Company can all be present for the walkthrough.

Kiley Court Shared Fence Replacement: Fencing is completed. Painting will be scheduled Spring/Summer of 2019.

Parking Spot Rentals: There are 6 rental spots available.
Contact Tom Gish at Tgish@portgardnermgmt.com if you are interested in renting a parking spot.

Additional Building Repairs: Back decks, safety railings and downspouts need to be re-done on some of the buildings. Assessment is in progress. CC Building has been repaired.

Issues with Tree Roots causing sewage back up: The issue has been fixed and repairs are 100% completed. Trees causing the damage have been removed. This spring the Landscaping Committee will decide on replacement plantings.

NEW BUSINESS:

Roofing: There have been several roofing repairs taking place in recent months. Roofing issues are now being tracked closely. Over the next 5 years, roofs will be replaced on an “as needed” basis. BB Building roof will be replaced 02/2019. New roofs will be a 50-year roof rather than a 25-year roof.

Homeowner Maintenance Requests: Tom and the Board reviewed the current status of all open requests.

Landscape Committee: We now have a Committee of 6 volunteers and will not be adding additional people at this time. Our first walkthrough will be April 2019 and will include the Board, our Committee and Premiere Landscape. Contact Tom at Tgish@portgrdnermgmt.com if you have Landscaping issues you would like the Committee to address.

Garden Grove Refrigerator Magnet: Garden Grove Refrigerator magnets have been ordered and will be mailed to homeowners in March or April.

Information Sheets: Marykate is following up with residents who have not turned in the Info Sheets. Blank sheets will be taped to resident's doors asking them to complete the document and mail into Tom at Port Gardner.

Meeting adjourned at 7:50pm - Next Meeting: February 26th 2019

MEETING INFORMATION:

The Board at each HOA Meeting reviews monthly Financials and Delinquencies.

HOA Monthly Meetings are held the 4th Tuesday of the Month at 7:00pm with the exception of the months July and December. Homeowners are welcome to attend the HOA meetings. **NOTE:** Due to Homeowners not attending the HOA Monthly Meetings, the Board has opted to have the Meetings on site at various Board Members homes. If Homeowners desire to start attending the Monthly Meetings notify Tom at Port Gardner Property Management. The Board will then move the Monthly Meetings back to Garden Court Retirement Center located at 520 112th St SW, Everett WA 98204.

The Annual Budget Meeting is held in the month of November. Homeowners are notified and encouraged to come.

The HOA Annual Meeting is held the Month of March. Homeowners are notified and encouraged to come and if unable to attend, please submit your proxy to a Board Member or a neighbor who will be attending the meeting.