

Garden Grove Condominium NOVEMBER 2019 HOA Meeting Minutes

Held at: Garden Court Retirement Center 520 112th St SW, Everett WA 98204

Date: 11-26-2019

Time: 6:03pm

Roll Call:

Buildings Represented – DD, BB = Questions asked, questions answered.

President – Marykate Wilson

Vice President – Eric Wilkins

Secretary Treasurer – Ed Gauthier

Port Gardner Property Management: Shean Nasin & Tom Gish Tgish@portgardnermgmt.com

HOMEOWNER REMINDERS:

- **Registered Vehicles:** All vehicles must be registered and have current tabs.
- **Garden Grove Website:** gardengrovecOA.com
- **Recycle:** Please break down your boxes before putting them in Recycle.
- **Pet Waste:** Pick up after your pet.
- **Satellite Dish Installs:** Contact Tom Gish for instructions. No puncturing roofs or siding.
- **Changes to the Common/Limited Common Areas:** Require HOA Approval.
- **Monthly HOA Board Meetings:** Are for the Board to conduct Monthly HOA Board Meeting Business. Homeowners are welcome to come and listen in.
- **Individual homeowner issues:** Go directly to Garden Grove's Manager, Tom Gish of Port Gardner Property Management. Email is the preferred method: tgish@portgardnermgmt.com

OLD BUSINESS UPDATES:

7-year Roofing Project (Starting year end of 2018):

- Roofing assessment completed. 7 Year Plan is being stretched longer if need. The roofs are not 30 years old yet and we can get more life from them with a small investment. The large buildings will be completed first as this project moves forward.
- Two of the large buildings have already been re-roofed.

New Dumpsters Enclosures and Gates:

- Tom will add this to our Budget planning for 2020.

BUILDING MAINTENANCE LOG:

- **V Building:** Rotted out wood around electrical panel.

- **Painting under eaves at DD and BB after new roofs went on:** Tom will schedule painting ASAP.

NEW BUSINESS:

Gutters and Downspouts: Will be added now that repairs are completed on backs of X, Y and Z buildings.

Budget Review: Review... 2020 Budget meeting. 3% increase is suggested.

Meeting adjourned at 7:45pm

GARDEN GROVE MONTHLY HOA BOARD MEETINGS:

When:

The 4th Tuesday of each Month at 6:00pm. (December is sometimes excluded).

The HOA Annual Meeting is held the 4th Tuesday in March.

The Annual Budget Meeting is held the 4th Tuesday in November.

Important Note: It is very important for you to submit proxies if you cannot attend the Annual and Budget Meetings. If we don't get proxies or attendance, the Board must hold a second meeting. This puts the Board behind in the work we do for this Community. Please help us by submitting proxies if you cannot attend.

NOTE:

The Board at each HOA Meeting:

- **Approves previous Meeting Minutes.**
- **Reviews monthly Financials and Delinquencies.**