

## **Garden Grove Condominium HOA Meeting**

Held at Garden HOA Presidents home

**08-30-2016**

**Called to Order at 7:06 pm**

**No homeowners present.**

**All Board Members & Property Manager present.**

**June Meeting Minutes are approved as of 08-30-2016 Board Meeting.**

**There was No July meeting.**

**(Note: April 2016 Meeting Minutes were read & approved at May's meeting. May 2016 Meeting Minutes had been approved by email).**

### **Old Business:**

#### **Fencing project:**

Second coat of paint is going on. Instilled sense of urgency to workers as fall weather is fast approaching. The tall post will be cut, capped and painted behind 820A 114<sup>th</sup>. It currently is about 12 inches too tall. All in all the company has done a good job on the project.

#### **Garage Sale:**

Garden Grove Yard Sale was held Saturday August 27<sup>th</sup>, 2016. About 8 homes were represented. We expect more homeowners to participate next year. A donation truck will not be coming to pick up remaining items. Homeowners will need to make there own arrangements.

#### **Monthly Financials Review:**

The Board reviewed the financials. Tracking to budget.  
Board went over GL Balance Sheet.

**Concrete Patio Replacements:**

Two homes needed patio replacements. One had excessive thick tree roots resulting in the roots bending up a small corner of the house. The other patio had sunk about 4 inches allowing water to drain under the house. The replacements went well and the company hired did a good job.

**Pressure Washing:**

Nieman's Home Repair pressure washing estimate (document dated 6-21-2016) was approved. Pressure washing is still in progress.

**New Business:****Retention Pond:**

Last meeting Board approved Retention Pond be added to the regular maintenance. Board Member reported there are loose boards at the site. Nieman's needs to assess and repair. Fencing around that site is scheduled for next year.

**Reverse Study:**

Board has approved the ordering of the Reserve Study with Reserve Consultants for 2017 Budget preparation.

**Vehicle parked in mailbox area:**

Red 4 door vehicle of homeowner has temporary permission to leave the vehicle parked there as the key has broken off in the ignition. If left too long it will be towed.

**Painting in Lines for Parking Spaces:**

Board is looking into painting in 3 or 4 parking space lines by the mailbox area. This will let homeowners know exactly where TO park and where NOT to park.

**Hand Rails Touch up and Repair:**

It has been reported that some handrails are in need of repair. Board has approved the repairs.

**Stump had been removed, stump & pipe remain:**

Homeowner in 733 Building has requested stump to be ground down, roots removed, non connected drainpipe removed, grass reseeded and sprinkler heads adjusted. Property Manager provided pictures. Board approved the stump removal.

**Planting strip along 114<sup>th</sup> has fast growing vines:**

Vines are growing along the strip of 8<sup>th</sup> Pl west. They are blackberry type vines and ivy that are fast growing and strangle other plant life. Homeowner is requesting they be removed as the vines are growing under the fence and interfering with the homeowners landscaping. Board has approved the removal and plants to replace the vines are yet to be determined.

The same homeowner has 2 new replacement maples in the front yard and they are not doing well. They are requesting one or both be removed. Board has approved the replacement of one of the trees. The tree is currently in replacement warranty so it is no cost to the HOA.

**Plant is blocking house number from view.**

Homeowner is requesting the plant be removed and planted elsewhere. It is overgrown and the house number is not visible from the street. (Note: The plant has been trimmed by the landscapers and it is somewhat better). The removal or replacement has not been approved at this time.

**Landscape back yard of on 114<sup>th</sup>**

Homeowner presented plan to dig down and remove 10 inches of dirt and put in a foot high patio retaining wall of bricks. It will result in 12+ yards of dirt to fill the large flower type bed where trees and plants will be planted. The board has approved the homeowners project and has viewed the ongoing progress.

**Meeting adjourned at 7:25pm Next meeting scheduled is September 27th, 2016**