

Garden Grove Condominium HOA Meeting

Held at Garden Court Retirement Center

520 112th St SW, Everett WA 98204

05-24-2016

Called to Order at 7:05 pm

No homeowners present.

Previous Meeting Minutes Read and Approved

OLD BUSINESS:

Fencing Project

Is moving along but not as quickly as hoped. Maintenance workers are getting pulled off for other jobs. It looks like they will be finished toward the end of June. Workers will be adding a second coat of paint during the final stage of the project. Posts will be painted at that time as well.

Fencing Shared with Kylie Court

Question is going out to Kylie Court... Will they split the cost of the shared fence? More on this later.

Pet Violations

Letters went out for violations regarding not picking up pet waste. Tom will send out "fine letters" as the next step. They will have 5 days to comply. After that, violators can be fined for each day the waste is not picked up and properly discarded. Waste needs to be picked up daily and if not picked up, fines will be assessed daily.

Earthquake Insurance / Special Assessment to cover 18 months of premiums.

A letter will go out to homeowners and payments can be paid in two increments, July and August. The cost goes by homeowner's square

footage. Add a note in the letter that there will be an HOA dues insurance increase of approximately \$18.00 per month. In January 2017(This is for insurance only).

NEW BUSINESS:

Sprinklers

There are issues with dry areas being right up against wet soggy areas and they are getting watered the same. It was suggested that the sprinklers could perhaps be capped off in some of the soggy areas or put reduced sprinkler heads on them. In turn, dry areas would get larger sprinkler heads and the watering times can continue as scheduled.

Monthly Financials

Monthly Financials were reviewed.

Garden Grove Garage Sale

Owner suggested garage sale for GG. Board voted yes, Tom will advertise when a date is given. This will be on a Saturday only. Each owner is responsible for there own sales and must be present throughout the day. Homeowner who suggested this and asked for board approval will need to run point on this.

Adjourned 7:38