

# **Garden Grove Condominium HOA Meeting**

Held at Garden Court Retirement Center

520 112<sup>th</sup> St SW, Everett WA 98204

**06-28-2016**

**Called to Order at 7:00 pm**

**No homeowners present.**

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

**Previous Meeting Minutes Read and Approved**

## **Old Business:**

### **Fencing project:**

Workers have been pulled off the fencing project for other jobs. The new fencing completion date is estimated for the end of July.

### **Earthquake Insurance:**

Letters were sent regarding the Special Assessment for adding earthquake insurance to the HOA Policy. A few homeowners complained they did not vote for this. The Board and Port Gardner Property Management invited these homeowners to attend regular HOA monthly and annual meetings. Moving forward, future annual meeting invitations will spell out exactly what is being voted on and members can attend in person or vote using the proxy voting documents.

## **New Business:**

### **Ductless heat pump A/C unit Review:**

The homeowner has a the top floor unit without central air and requested to have a ductless heat pump from Washington Energy Services be installed. The unit is designed for use in this type of condo. Photos, spec's, dimensions, power source & usage, noise levels and wall penetrations documents were provided. The board approved this install.

**Yard Sale:**

Garden Grove Yard Sale date has been established. Saturday August 27<sup>th</sup>, 2016. Board voted to have a donation truck come and pick up items not sold in the garage sale. Donation truck pick up date has yet to be established.

**Monthly Financials Review:**

The Board reviewed the financials. Tracking to budget well with income.

Nieman Home Repair for pressure washing estimate (document dated 6-21-2016) was approved. Patio removal damaged by tree roots also approved (document dated 6-23-2016)

**Air Conditioners:**

Homeowners need to get board approval to install window air conditioners. Air conditioners must be properly installed, no cardboard or plywood and the like covering part of the window. A board member needs to look at the install once completed. Tom will check and see who has been approved so far. One unit has plywood and will be sent a letter to have to air conditioner removed.

**Retention Pond:**

Board approved Retention Pond be added to the regular maintenance.

**Do to Homeowners not choosing to attend the Monthly HOA Meetings; the Board has approved moving the meetings from the Garden Court Retirement location to members of the Boards homes to save on expenses. If Homeowners choose to attend the monthly meetings, the Board will then move the meetings back to the Garden Court Retirement location.**

**Meeting adjourned at 7:25pm**

**Next meeting scheduled is August 30th, 2016 (no July meeting)**