

## **Garden Grove Condominium HOA Annual Meeting**

Held at Garden Court Retirement Center

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

**04-24-2018 (03-27-2018 Annual Meeting did not meet quorum)**

**Called to order: 7:03 PM**

### **ROLL CALL AND INSTRUCTIONS:**

Homeowners present: None

President - Chip White

Vice President - Eric Wilkins

Secretary - Marykate Wilson

Port Gardner Property Management - Tom Gish

Various Buildings Represented/Proxies have been submitted/Quorum achieved.

### **AGENDA:**

Roll Call/Introductions/Reports of Officers/Nomination and Elections/Earthquake Insurance/Reports of Committees/Gate Entrance/Parking lot Expansion/New Business/Adjourn.

**Nominations and Elections Board Members: Voted Yes** for Eric to continue as VP

**Earthquake Insurance: Voted down**

**Block Watch:** Michael Rubin is the contact. Let us know if you want to be added to the email watch list. Homeowners are encouraged to leave porch lights on at night especially at the entrance of the complex.

**Gate at Entrance:** Cost for gate is about 40K and 4K a year for maintenance. **Voted down.**

### **Parking Lot Expansion:**

3 additional spots have been approved of. They are located at the West end of 115<sup>th</sup> by the apartment fence located by the retention pond. Lines have not been painted yet but you can park UP AGAINST THE FENCE ONLY. We do not want to block the driveway of the homeowner located there so if you are not parked up against the fence, you could be towed.

South end 8<sup>th</sup> Ave W there are a string of garages, enough room for driveway. Trees will be taken out and there is enough room for 5 additional spots. ETA has not been determined.

Along 115<sup>th</sup> between the trees there is enough room to make 3 tandem spaces. If successful we will do 3 more. These spaces will be rented. Cost will be somewhere between \$85.00 to \$100.00. ETA has not been determined.

**Parking Reminder:** Homeowners are Encouraged to park in their garage. If space is limited in their garage, homeowners are encouraged to rent a storage space off site to store belongings so there is room for parking in their garage. Although this is encouraged, it is not a requirement.

**Parking Reminder:** Commercial vehicles are not allowed to park in the complex. This includes parking out by the mailboxes, as it is part of the complex.

**Garden Grove Website:** Homeowners will be notified when it's ready for use.

*The advantages of the website are as follows:*

- Email Port Gardner Management Directly regarding issues and requests for maintenance.
- Contact Information: For Tom at Port Gardner and the names of the Board of Directors.
- Emergency Contact Information for Port Gardner Management.
- Pull up documents such as Rules and Regulations, Master Insurance Policy, Bylaws & CCR's.
- Meeting minutes will begin to be posted at the website.
- Block Watch information will be attached.

## **NEW BUSINESS:**

**Street Sign:** Green street sign at entrance, 8<sup>th</sup> Pl is missing. Tom will contact the County to have it replaced.

**Test Units:** Fire Department needs to get into test the units in the 3 story buildings. You will be contacted to arrange access.

**Parking Stickers:** Homeowners expressed an interest once again for Garden Grove to have parking stickers. Do to the overwhelming interest the Board is Researching and weighing all options on how this can best be accomplished.

**Meeting adjourned 7:40pm** and gift card give away.

**Next Meeting is May 22nd. May 22<sup>nd</sup> HOA Meeting was moved to May 29<sup>th</sup>.**

## **MEETING INFORMATION:**

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

**HOA Monthly Meetings** are held the 4<sup>th</sup> 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 520 112<sup>th</sup> 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.