

Garden Grove Condominium HOA Meeting Minutes

Held on site at Presidents home

05-29-2018 - Called to Order at 6:56pm

Roll Call:

Homeowners present: None

President - Chip White

Vice President - Eric Wilkins

Secretary - Marykate Wilson

Port Gardner Property Management - Tom Gish

INTRODUCTIONS:

Meeting at Chip's Home.

Homeowner Question and Answer: N/A

OLD BUSINESS:

Meeting Minutes: Formally approved previous meeting minutes.

Garden Grove Website: Site is up and running, Mona is working with Marykate on formatting and fine-tuning the site. Tom will be mailing out a letter to Homeowners introducing the site.

gardengrovecoa.com

Garden Grove Neighborhood Watch: A Neighborhood Watch Tab has been created on the Website. If Homeowners want to be added or report watch issues to the Neighborhood Watch Captain, see the Website page. **gardengrovecoa.com**

Parking Update: Creating additional parking is still in the process stages.

Drainage at South Side of Property: The Board and Tom are working with Bodine Construction to resolve drainage issues. The issues, options and bids are still being reviewed.

NEW BUSINESS:

Garden Grove Garage Sale: The community garage sale is scheduled for Saturday August 18th 2018. This is a great time for Homeowners to lighten up their garage and make some money.

Kiley Court Shared Fence: The fence between the properties is falling down. Board approved replacement. Tom is gathering estimates.

Striping and parking space: Some of the parking space lines are difficult to see. The Board is looking into pressure washing the areas and re-painting the lines. The STOP lines are also looking into being repainted.

Sunken Patio: Board approved sunken/broken patio replacement.

Yard: Board approved hauling away excess back yard waste debris at North side of property.

Information Sheets: Each Homeowner is required to complete an information sheet upon moving into Garden Grove. To become current, Tom will be mailing new Info Sheets to all Homeowners and Tenants. The completed Information Sheets will be expected to be returned back to Tom within 15-day time frame.

Landscaping / Red Rock:

Board has agreed to start using Red Rock in places rather than bark. It will cost more money up front however it will save in the long run. We will not have to re-bark each year and when it rains the dirt and mud will not splash up on the buildings.

Landscaping / Pet Clean Up:

All Homeowners are expected to clean up their pet's waste daily if not immediately. Landscapers have been advised NOT TO MOW in any yard that has pet feces present.

Landscaping / Sprinklers:

Several Homeowners requested a few sprinklers to be capped. The sprinklers are watering their car or watering an area that is already damp. Tom will notify Landscapers.

Landscaping / Clean Up Path and Repair by Retention Pond: Board received bid and approved clean up and repair along the path by the Retention Pond.

Meeting adjourned at 7:55pm - Next Meeting is: June 26th 2018

MEETING INFORMATION:

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

HOA Monthly Meetings are held the 4th 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 112th 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.