

## **Garden Grove Condominium HOA Meeting Minutes**

Held on site at Presidents home

**Meeting 07-02-2018**

**(06-26-2018 Meeting moved out to 07-02-2018)**

**Called to Order at 6:54pm**

### **Roll Call:**

Homeowners present: None

President - Chip White

Vice President - Eric Wilkins

Secretary - Marykate Wilson

Port Gardner Property Management - Tom Gish

### **INTRODUCTIONS:**

Homeowner Question and Answer: N/A

### **OLD BUSINESS:**

**Meeting Minutes:** Formally approved previous meeting minutes.

### **Homeowner Mail Out:**

--**The Mail Out Letter** requested Information Sheets be completed and returned to Port Gardner Property Management within a 15 day time period. Port Gardner needs to get all Homeowner and Resident Information Current. So far 47 of 134 have been returned. Tom will do another mailing to Homeowners who have not responded back.

--**The Letter introduced the launch of the Garden Grove Website.** Gardengrovecoa.com  
Homeowners can send maintenance requests to Tom at Port Gardner; pull rules and regulations, read current and previous HOA Meeting Minutes and sign up for Neighborhood Watch emails. Homeowners are encouraged to take time to review the site.

**Fencing Project Walk Thru:** Final walkthrough with the Board and Fencing Company is soon to be scheduled.

**Kiley Court Shared Fence:** Board approved replacement. Estimates have been gathered and the new fence is soon to be scheduled.

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

**Striping the Fire Lane and Parking Lines:** Some of the parking space lines and fire lane lines are difficult to see. Pressure washing and then re-striping the faded parking and fire lines is soon to be started.

**Stenciled STOP SIGNS at 3 Intersections:** The Board has received many complaints about drivers not stopping, looking or slowing down at intersections within the community. Drivers often cruise through intersections and the STOP sign we currently have without looking for oncoming traffic. As part of the Restriping project, the Board has approved STOP signage to be stenciled into the pavement at intersections within the community. Homeowners and visitors will be expected to STOP and use caution at these intersections.

**New Speed Bump:** The Board has approved for an additional speed bump to be added near 8<sup>th</sup> PL W and 114<sup>th</sup> ST SW. This is included as part of the Restriping project.

**Landscaping / Clean Up Path and Repair by Retention Pond:** Board approved clean up and repair. Work is to be scheduled soon.

**Parking:** See New Business for Updated Parking Information.

## **NEW BUSINESS:**

### **Parking:**

--Work is soon to begin on the project to create 3 Tandem parking spots and 5 single parking spots located at the South side of the complex. The Tandem spots will rent for \$100.00 a month. The single spots will rent for \$50.00 a month. If there is an overabundance of Homeowners/Residents interested in renting these stops, to be fair to all, the Board has been advised to do a lottery drawing. Please notify Tom at Port Gardner Property Management if interested in renting parking spots. Tom will also be sending a letter out to all Homeowners.

--Mailbox Parking: Due to the fact that Kiley Court often parks in our spots located at the mailbox, the Board has made the decision to rent out these spots to Garden Grove Homeowners/Residents. This way, the spots will be marked RESERVED and Kiley Court cannot park in them. The mailbox spots will rent for \$50.00 a month. If there is an overabundance of Homeowners/Residents interested in renting these stops, to be fair to all, the Board has been advised to do a lottery drawing. Please notify Tom at Port Gardner Property Management if interested in renting parking spots. Tom will also be sending a letter out to all Homeowners.

### **Privacy Decks 2 and 3 Story Buildings:**

**--Cleaning:** Board has received requests for the cleaning of the Privacy Decks with Elastomeric Coating. Because of the special coating, the decks must be pressure washed with caution. The Board is currently gathering bids to move forward with the cleaning of these decks.

**--Potted Plants on Privacy Decks.** It has been brought to our attention that decks with the Elastomeric Coating must have space between the deck and the potted plant. Homeowner needs to ensure potted plants are resting on a plant/container stand so the pot is not touching the deck.

**Meeting adjourned at 7:55pm - Next Meeting is: August 28<sup>th</sup> 2018**

### **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.