

**Garden Grove Condominium HOA Meeting Minutes**  
**gardengrovecOA.com**

**Managed by:** Tom Gish of Port Gardner Property Management

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**After Hours Emergency: 425-329-6210**

**Maintenance Requests:**

All requests go to [Tgish@portgardnermgmt.com](mailto:Tgish@portgardnermgmt.com)

**August Meeting held on 09-06-2018**  
**(08-28 Meeting moved out to 09-06-2018)**

**Meeting Location:** Held on site at Presidents home

**Called to Order at 7:10pm**

**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.

**Info Sheets:** Be sure to complete and turn in your Information Sheet by mail or fax to Tom Gish at Port Gardner Management PO BOX 1007 Everett WA 98206. Fax 425-303-0257. If you have misplaced your copy, you can pull a blank form from [gardengrovecOA.com](http://gardengrovecOA.com) website under Documents & Forms.

**Fencing Project Walk Thru:** Final walkthrough with the Board and Fencing Company has not been scheduled. Tom is trying to line up a Saturday where everyone can be in attendance.

**Kiley Court Shared Fence:** Garden Grove will be paying for the shared fence. The Board has one bid and another is on the way.

**Garden Grove Garage Sale:** Thank you to the Garage Sale organizers for making this happen! The Garage Sale was successful for many homeowners. Income from Sales was reported... \$240.00, \$260.00, \$350.00 and \$680.00! Several homeowners are now able to get a car in their garage! We encourage more participants next year. Let a board member know if you need assistance on how to prepare and manage a garage sale. There are homeowners with lots of experience in this area and they would be happy to share their knowledge.

**Privacy Decks 2<sup>nd</sup> and 3<sup>rd</sup> Story Buildings:** Privacy decks with elastomeric coating have been recently pressure washed. Reminder: Decks with elastomeric coating must not have potted plants directly on the deck. Remember to put your pots on a plant stand or container stand to avoid the pot having direct contact with the deck.

**Striping, Fire Lane & Parking Space Lines:** Restriping has been completed. We once again can see the lines were to park and where not to park. Make sure you are parked legally in order to avoid being towed.

**Stenciling STOP Signs & Speed Bump:** 2 of the 3 Stenciled STOP signs have been added in the pavement. 1 was missed on the corner of 8<sup>th</sup> Ave W and 115<sup>th</sup>. The company will be coming back out to add it. The board has requested a Speed Bump to be added on 8<sup>th</sup> Pl W on the straight away near 114<sup>th</sup> St SW. The speed bump will be a slightly higher and wider than our current ones. Install date is not known at this time.

**Parking Space Update/Stenciling RESERVED on several spots: Tentative plan...**

**3 Tandem Parking Spots:** Tandem Spots (fitting 2 cars in one spot) at the South side of the complex have been completed. These spots will be RENTAL's only. Cost is \$100.00 a month. Once they are marked "RESERVED" they will not be open parking spaces. Please contact Tom Gish at [Tgish@portgardnermgmt.com](mailto:Tgish@portgardnermgmt.com) if you are interested in renting in this location.

**5 Newly Created Parking Spots:** 5 Spots located at the South side of the complex will soon be ready for parking. They are gravel now and next year at this time the spots will be asphalted. At this time, lines will be painted into the gravel and these spots will be RENTAL's only (No Trucks). Cost is \$50.00 a month. Once they are marked "RESERVED" they will not be open spaces. Please contact Tom Gish at [Tgish@portgardnermgmt.com](mailto:Tgish@portgardnermgmt.com) if you are interested in renting in this location.

**4 Mailbox Parking Spots:** To keep Kiley Court from continually parking in our 4 mailbox parking spots, the Board has opted to turn these 4 spots into RENTAL parking only. The cost is \$50.00 a month. Once they are marked "RESERVED" they will no longer be open parking spaces. There are a few spots left. Please contact Tom Gish at [Tgish@portgardnermgmt.com](mailto:Tgish@portgardnermgmt.com) if you are interested in renting in this location.

**NEW BUSINESS:**

**Gutter Cleaning Schedule:** Gutter Cleaning is needed and being scheduled. Tom is contacting the company to get this completed.

**CC Building:** Back decks, safety railings and downspouts are being re-done.

**Tree Removal:** Dead or falling trees surrounding our complex will be cut down. In conjunction, selected trees within our complex that are directly up against buildings, in danger of falling or dead are scheduled for removal. The date of the tree removal will be posted at our mailbox.

**Pet Waste Violations:** It is required that pet owners clean up daily. Failure to do so will result in violation fines. Reoccurring violations will result in increased fines per occurrence. (Report pet waste violations to Tom Gish at [Tgish@portgardnermgmt.com](mailto:Tgish@portgardnermgmt.com) and please include the address and unit number of the violators). Subject Line: Garden Grove Pet Waste Violation.

**Meeting adjourned at 8:00pm - Next Meeting is: Sept 25<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.