

Garden Grove Condominium HOA Meeting Minutes
gardengrovecoa.com

Property Managed by: Tom Gish of Port Gardner Property Management

After Hours Emergency: 425-329-6210

Maintenance Requests:

All requests go to Tgish@portgardnermgmt.com 425-339-1160 X 223

September Meeting held on 09-27-2018

(09-25 Meeting moved out to 09-27)

Meeting Location: Held on site at Secretary's home

Called to Order at 7:02pm

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: Completed sheets can be sent in by mail or faxed 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 website under Documents & Forms.

Fencing Project Walk Thru: Final walkthrough: A Saturday date is trying to be scheduled where the Board, Tom and the Fence Company can all be present.

Kiley Court Shared Fence Replacement: Work will start in a few weeks.

Stenciling STOP Signs & Fire Lane Verbiage & Speed Bump: 1 STOP was missed on the corner of 8th Ave W and 115th. The company will be coming back out to add it. The board has requested a Speed Bump to be added on 8th Pl W on the straight away near 114th St SW. The speed bump will be a slightly higher and wider than our current ones. Install date is not known at this time. Added request: Fire Lane verbiage to be added on 8th Ave W. This is not an open parking spot.

Parking Spot Rentals (Number of Rentals is tentative):

Contact Tom Gish at Tgish@portgardnermgmt.com if you are interested in renting a parking spot.

3 Tandem Parking Spots (Fits 2 cars in one spot) – South end of Complex:

1 Tandem Spot has been rented. 2 are still available. Cost is \$90.00 a month.

5 Newly Created Parking Spots – Currently a Gravel Area – South end of Complex: (No Trucks):

3 Gravel Spots have been rented. 2 are still available. Cost is \$50.00 a month.

4 Mailbox Parking Spots: (These spots have been marked “Reserved” They are Rental Spots Only).

M1 Mail Box spot has been rented. M2, M3, M4 are still available. Cost is \$50.00 a month.

Gutter Cleaning: Gutter Cleaning has been completed.

Tree Removal: Pruning and selected tree removal is happening November 5th through November 9th. A notice will be posted at the mailbox area.

Pet Waste Reminder: Failure to clean up your pets waste will result in fines. Reoccurring violations will have increased fines per occurrence. (Report pet waste violations to Tom Gish at Tgish@portgardnermgmt.com and please include the address and unit number of the violators).
Subject Line: Garden Grove Pet Waste Violation.

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

Patio Replacements: Work is in the final stages of completion for the broken patios located at O and U Buildings.

NEW BUSINESS:

Issues with Tree Roots causing sewage back up: The issue has been fixed and repairs are in progress.

Arborvitae Tree Removal: Board has approved removal of Arborvitaes from 2 parking islands. Trees were too large and homeowners could not open their car doors. Replacement plantings are being researched.

Lighting throughout the Complex: Approved 60watt daylight bulbs throughout the complex (stairwells, garages, front porches and other areas). This will add better lighting for safety and security plus standardize the look of the community.

Meeting adjourned at 7:55pm - Next Meeting is: October 25th 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.