

**Garden Grove Condominium HOA Meeting Minutes**  
**[gardengrovecOA.com](http://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](mailto:Tgish@portgardnermgmt.com) 425-339-1160 X 223

**OCTOBER MEETING HELD ON 10-23-2018**

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

**Called to Order at 7:05pm**

**Roll Call:**

Homeowners present:

President - Chip White

Vice President - Eric Wilkins

Secretary - Marykate Wilson

Port Gardner Property Management - Tom Gish

**INTRODUCTIONS:**

Homeowner Question and Answer: N/A

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

**REMINDERS:**

**Turn in your 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, pull a blank form from [gardengrovecOA.com](http://gardengrovecOA.com) website under Documents & Forms.

**Parking at the Mailbox Location:** **Mailbox Parking is RESERVE PARKING ONLY.**

3 Spots are still available for rent. Contact Tom at [Tgish@portgardnermgmt.com](mailto:Tgish@portgardnermgmt.com)

## **OLD BUSINESS:**

**Lighting throughout the Complex:** A 60-watt daylight bulb is the approved bulb throughout the Garden Grove Community... (Garages, Detached Garages, Stairwells... All Buildings). This bulb provides for better lighting, safety, and security and standardizes the look of the community.

**Phase 1:** Completed 2<sup>nd</sup> and 3<sup>rd</sup> story buildings, detached garages and stairwells.

**Phase 2:** Townhomes and Duplexes. Maintenance will be updating the lighting to daylight bulbs. (The units that currently are using daylight bulbs will not be changed out)

**Phase 3:** Lampposts to be changed to a higher watt daylight bulb. Adding Motion Sensor Lights in dark areas such as the back of Garden Grove Community Sign on 112<sup>th</sup> and the sides of 2<sup>nd</sup> and 3<sup>rd</sup> story Buildings by Greenbelts. Adding additional Lighting along the Mailbox trail.

**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: (V and W Buildings)** Fencing brackets are being made. Work will start a week after.

**Stenciling STOP Signs & Fire Lane Verbiage & Speed Bump Completed:** Stop verbiage has been added at the corner of 8<sup>th</sup> Ave W and 115<sup>th</sup>. A new Speed Bump has been added on 8<sup>th</sup> PI W on the straight away near 114<sup>th</sup> St SW. Fire Lane verbiage has been added on 8<sup>th</sup> Ave W near 115<sup>th</sup>.

**Parking Spot Rentals (Number of Rentals is Tentative):**

Contact Tom Gish at [Tgish@portgardnermgmt.com](mailto: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.

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

**CC Building Repairs are almost completed:** Back decks, safety railings and downspouts are being re-done. Additional buildings needing this same work will be starting shortly.

**Replacement of Broken Patio's:** Work has been completed O and U Buildings.

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

***NEW BUSINESS:***

**Homeowner Maintenance Requests:** Tom and the Board reviewed the current status of all open requests.

**Plexiglas Communication Holders at Mailbox:** 3 Plexiglas Holders have been added at the Mailbox. Be sure to review these often. They will contain Communication Information for our Community & Maintenance issues.

**Landscape Committee:** A Landscape Committee is being formed and we are asking for volunteers. The Committee will be reporting to the Board and working closely with our Landscaping Company, Premiere to improve the appearance and functionality of our Community. We will do a Community Walkthrough (on a Saturday) and address areas of concern... Areas that need additional plantings, needs replacement plantings, trees removed and/or replaced. Please contact Tom Gish at [Tgish@portgardnermgmt.com](mailto:Tgish@portgardnermgmt.com) 425-339-1160 X 223 to be a part of the Landscaping Committee.

**Garden Grove Business Card Magnet:** The Board is looking into ordering refrigerator magnets for all homeowners. It will display the Garden Grove Website, who to contact for all Maintenance needs, Building after hours Emergency phone number, Billing contact for dues related issues. We hope to present them with the Annual HOA Meeting notices in March 2019.

**Meeting adjourned at 8:01pm - Next Meeting is: Budget Meeting November 27<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.