

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

NOVEMBER MEETING HELD ON 11-27-2018

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, you can pull a blank form from gardengrovecoa.com website under Documents & Forms.

Parking Rental Spots at Mailbox M1, M2, M3 & M4: **RESERVED FOR AUTHORIZED VEHICLES ONLY.**

OLD BUSINESS:

Lighting: 60-watt daylight bulbs are the approved bulbs throughout the complex. (Garages, Detached Garages, Stairwells, All Buildings etc.) This adds better lighting for safety and security plus standardizes the look of the community. **Phase 1, 2 and 3 have been completed with one exception:** Mushroom lights will be added from the mailbox along the rental parking area.

Fencing Project Walk Thru: Final walkthrough: A Friday (rather than Saturday) date will be scheduled where the Board, Tom and the Fence Company can all be present for the walkthrough.

Kiley Court Shared Fence Replacement: (V and W Buildings) Fencing is completed. Painting will come later.

Parking Spot Rentals: Update:

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

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

1 spot is available for rent. Cost has been reduced to \$65.00 a month.

Parking Spots by the Dumpster at South end of complex – Will soon be paved. Estimate in progress.

2 spots are available for rent. Cost is \$50.00 a month.

Mailbox Parking Spots:

M2, M3, M4. Cost is \$50.00 a month. Only those renting these spots can park in them.

Tree Removal and Pruning: Completed.

CC Building Repairs are almost completed: Back decks, safety railings and downspouts have been re-done. Additional buildings needing this same work will start shortly.

Issues with Tree Roots causing sewage back up: The issue has been fixed and repairs are 75% completed. Trees causing the damage will be removed on January 28, 2019.

NEW BUSINESS:

Leaf Pickup: Extra Landscaping visits will take place to keep up with the falling leaves.

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

Landscape Committee: Thank you volunteers! We have a Committee of 4. Our first walkthrough will be April 2019 and will include the Board, our Committee and Premiere Landscape. Please contact Tom Gish at Tgish@portgardnermgmt.com if interested in volunteering to be a part of the Landscaping Committee.

Garden Grove Refrigerator Magnet: The Board will be enclosing Garden Grove Refrigerator magnets in the envelope notifications for our Annual March 2019 Meeting. Magnets will display the Garden Grove Website, contact info for any and all Maintenance requests. Building after hours Emergency phone number will also be included.

Meeting adjourned at 8:02pm - Next Meeting: Budget Meeting December 18th 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.