

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

FEBRUARY MEETING HELD ON 02-26-2019

Meeting Location: Held on site at Presidents home

Called to Order at 7:00pm

Roll Call:

Homeowners present:

President - Chip White

Vice President - Eric Wilkins

Secretary - Marykate Wilson

Port Gardner Property Management - Tom Gish

INTRODUCTIONS:

Homeowners Present: Questions Asked, Questions Answered: **V Building Represented.**

MEETING MINUTES: Formally approved previous meeting minutes.

REMINDERS AND INFORMATION:

Porch lights: For added security, please leave your porch lights on at night. Remember: 60-Watt LED Daylight Bulbs are the approved bulb throughout the community.

Parking Spot Rentals:

-- You must have a Parking Rental Contract to park in Reserved Spots containing "M" "T" or "D" followed by a number. Unauthorized vehicles will be towed without warning.

-- There are 5 rental spots available.

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

Neighborhood Watch Emails:

Approximately 30 new residents emails have been added to the Neighborhood Watch email list. This is a monthly email report telling residents about any crime or disturbances within our community. If you are not on the email list we encourage you to email ggneighwatch@gmail.com and get on the distribution list.

OLD BUSINESS:

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

Lighting: South pathway from the mailbox: Mushroom lights have been added. The lighting project is now complete.

Information Sheets: There are 24 resident info sheets that we are waiting to receive back. There will be a \$25.00 fine for sheets not returned.

Garden Grove Refrigerator Magnet: Refrigerator magnets have arrived and will be enclosed in a Special Mail out.

Landscape Committee: We have a Committee of 6 volunteers and will not be adding additional volunteers at this time. Our first meeting is in March and the property walkthrough will be in April. Walkthrough will include members of the Board, the Committee and Premiere Landscape. Contact Tom at Tgish@portgrdnrmgmt.com if you have Landscaping issues you would like the Committee to address.

NEW BUSINESS:

Maintenance Log – New Additions:

- CC Building Gutter installation as been approved.
- A damaged section of the Retention Pond Fence has been replaced.
- Tom is scheduling now for the pressure washing of all cement stairs and walkways. June 2019.

Maintenance Log – Status of Pending Issues:

- Some Back decks, safety railings & downspouts will be redone. Y Building has been approved.
- Patio's and front walkway work has been completed at BB and K Building.
- Kiley Court Shared Fence: Replacement completed. Painting scheduled Spring/Summer of 2019.
- Reported Roofing issues/repairs. 50-year roofs will be installed "as needed" over the next 5 years.
- Buildings with new roofs: BB done Feb 2019.

Meeting adjourned at 8:11pm - Next Meeting: ANNUAL MEETING – MARCH 26th 2019
Garden Court Retirement Center located at 520 112th St SW, Everett WA 98204.

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.