

November 25, 2025

Garden Grove Condominium Association Monthly Zoom Meeting

Meeting called to order at 6:40 pm by Ray Meduna, seconded by Chris Hinman

Board Members present: Chris Hinman, Pat Cain, Linda Davey and community manager Ben Zupke

Residence present: Debbie Cooper, Ray Meduna, Amina Farey, Amy Tatsak, Angela Elsner, Cecilia, Cheryl Proctor, Hannel Hazeley, Joanna Voorheis

Katie McBride, Kristina Kee, Lucy Vazquez-Martinez, Nebiyu Sorri, Peter McGuire, Pratik Pandya, Rita Cid, Sandra Patterson and Vanessa Larson

Pat Cain will be stepping down at Vice President at the end of the year. Pam Richards has volunteered to file that position. Pam was married to Eric Wilkins until his passing. Eric held that position for many years.

We would like to thank Pat for her hard work this past year. Pat will continue to work on the fire protection systems. It has been the most challenging year with many projects to stay on top of. Thank you, Pat, it has been wonderful working with you.

October Minutes approved by email

Parking available for rent: T2 a tandem space, on 115th between 7th Ave. And 8th Ave., is \$75.00 month, M1 and M2 at the mailbox are \$50.00 each per month.

The rules changed several months ago. Other than Hummingbird feeders, bird feeders are no longer allowed. Feeding of any nuts or seeds is not allowed. It brings rats which cost the HOA thousands in crawlspace repairs.

The sheriff was out a few weeks ago on a porch pirate call. We were advised to leave your outside lights on. It was also recommended to place a camera in your entry as a deterrent. Do not install into the siding. Check with the board if you have any questions.

Budget meeting: Ben reviewed the proposed 2026 budget line by line comparing it to the 2025 budget. He also reviewed the Reserve Study. Ben asked if there were any questions from the owners; there were none. Chris called for a vote, Ray second – the yes vote passed by majority.

Addendum: We were 7 residents short of forming a quorum. An additional 7 proxies were collected; all board members were officially voted into their positions.

Monthly Meeting: Pam introduced herself to the residence and said she was happy to join the board and help the community.

Old Business: All projects have been completed for 2025 as of this writing.

New business: 2026 will bring tree trimming throughout the community and the remainder of the pond fence and gate will be replaced.

Meeting adjourned at 7:42pm by Ray Meduna and seconded by Pat Cain.

Next Zoom Meeting will be held, January 27, 2026, at 6:30 pm

Have a wonderful holiday season – The Garden Grove Board