

**Garden Grove Condominium HOA Meeting Minutes**  
**gardengrovecOA.com**

**Property Managed by:** Tom Gish of Port Gardner Property Management  
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**APRIL ANNUAL MEETING HELD ON 04-23-2019**

**Meeting Location:** Garden Court Retirement Center  
520 112<sup>th</sup> St SW Everett WA 98204

**Called to Order at 7:02pm**

**Quorum Established:** 22 in attendance and 26 proxies

**Elections: All in favor:**

Marykate Wilson re-elected for an additional 3-year term.

Chris Hinman elected to fill Chip White's remaining 1-year term.

**Boards Current Positions:**

President – Marykate Wilson

Vice President - Eric Wilkins

Secretary/Treasurer – Chris Hinman

**Parking / Vehicle Storage:**

Owners were notified of the change to open parking. Vehicles must be moved every 3 days otherwise it will be considered storage. Garden Grove does not allow stored vehicles. Going from 7 days to 3 days is now consistent with other Condo Associations.

Board and Homeowner discussed the pro's and con's of a possible rule change that would require residents to park in their garages/apron/reserved spots before parking in open parking. Our current rules say, "Owners are "Expected" to park in their garage. If changed the ruling could say, "Required". The Board will not make a ruling until owners are surveyed. Tom will mail out a parking survey. Watch for it in the upcoming month, complete it and return it promptly.

**Parking Rentals:**

Parking rentals generate income for the HOA Reserves plus ensures the renter a reserved spot. If a homeowner has an extra reserved spot they are not using, they are welcome to rent their spot and generate income for themselves. Going rate is \$50.00 per month.

### **Rental Cap:**

Tom presented the pro's and con's and the possibility of having a rental cap. It would require 67% of unit owners in order to get it to pass. Current rentals are at 19% and the cap could be placed at 15%. Current rentals would be grandfathered in. If we move in this direction, there would be a special meeting called and you would have advanced notice.

### **Multiple Families Occupying Unit:**

We are not allowed to define limits per our regulations.  
Roommates are allowed in units.

### **Neighborhood Watch Emails:**

We encourage you to be on the distribution list to receive a monthly email letting you know of crime or nuisance activity within the community. Email [ggneighwatch@gmail.com](mailto:ggneighwatch@gmail.com) and request to be added to the distribution list. Your email address will be kept confidential.

### **Landscaping Committee:**

The Committee met with Premiere Landscape and a property walkthrough is scheduled. If you have landscape issues, please email Tom and he will get your issue over to the Committee and the Board.

### **Issues and Maintenance Requests:**

Owners now have the refrigerator magnets and on them is Tom's contact information. If you have issues or requests, Tom at Port Gardner is your first point of contact. Emailing Tom is best. If it is not an emergency, please allow him 2 or 3 days to respond.

### **Speed Limit:**

The speed limit is 10 mph within our complex. Please report speeders to Tom and provide him the following information: License plate/make/model.

### **Reminder to Submit Requests:**

Alterations, satellite dishes and laminate flooring on 2<sup>nd</sup> and 3<sup>rd</sup> floor units... these all require pre-authorization from the Board. Submit requests to Tom.

**Raffle:** \$50.00 gift certificate to Anthony's.

**Meeting adjourned at 8:14pm**

**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.