

Garden Grove Condominium HOA Meeting Minutes

Held at: Garden Court Retirement Center 520 112th St SW, Everett WA 98204

Date: 07-23-2019

Time: 7:01pm

Roll Call:

Buildings Represented – DD

President – Marykate Wilson

Vice President – Eric Wilkins

Secretary Treasurer – Chris Hinman

Port Gardner Property Management – Shean Nasin and Tom Gish

ATTENTION:

- **Registered Vehicles:** All vehicles must be registered.
- **Garden Grove Website:** gardengrovecwa.com
- **Recycle:** Please break down your boxes before putting them in Recycle.
- **Pet:** Pick up after your pet.
- **Satellite Dishes:** Dishes are not allowed on roofs. Contact Tom Gish at Tgish@portgardnermgmt.com for Dish install instructions.

SCHEDULED MAINTENANCES AND EVENTS IMPACTING HOMEOWNERS:

- **Annual Community Garage Sale:** Save the Date: August 10th Time: 10am-2:00pm
- **Cleaning: Dumpster Areas:** Weekly sweeping out of all 4 dumpster areas is now part of routine maintenance. Pressure washing monthly.
- **Snohomish County Recycling Guidelines:** Added to the website under notices.
- **Tree walkthrough:** Scheduling walkthrough to review dead trees and trees compromising building structures.

OLD BUSINESS UPDATED:

Landscape: Landscape improvements are happening at Buildings R, V, H Buildings, mailbox area and O Building retaining wall. Tall plants have been removed along the walkway at CC Building and shorter plants will be put in. (Area is very dark and this will lighten it up). Arborvitaes have been removed between driveways throughout the complex. Expect new plants around September/October.

5-year Roofing Project:

DD (721) and BB (725) have new 50-year roofs. Roofing assessment is in progress.

New Dumpsters Gates: Rather than just new gates, the Board has chosen to redo the entire enclosures along with new gates. The current posts starting to rot out, some enclosures do not allow for full size recycles bins and one enclosure is not well located. Tom will add this to our Budget planning for 2020.

Dumpster Area's:

Looking into having only large recycle bins and removing all the small blue bins.

BUILDING RELATED MAINTENANCE LOG – In Progress:

V Building: Rotted out wood around electrical panel.

Back decks: Back decks, safety railings, downspouts, fascia and other repairs X (727) and Y (723) Buildings are in still progress. Z Building will be next.

NEW BUSINESS:

Speed Bumps/Signage: Two new speed bumps will be added on 8th Place W. New speed limit sign will be added to the Garden Grove "Parking for residences and guests" sign upon entering the complex.

Parking Changes Forthcoming: Final Draft is being sent to the Attorneys for sign off. Expected date for mailing is mid August. Changes effective 09-01-2019.

Retention Pond Parking Spots: Parking curbs will be installed in all 3 parking spots to prevent cars from hitting the fence. Date is being scheduled.

Meeting adjourned at 8:14pm

GARDEN GROVE MONTHLY HOA BOARD MEETINGS:
All residents (owners and renters) are welcome to attend.

When:

The 4th Tuesday of each Month at 7:00pm. (December is sometimes excluded).

The HOA Annual Meeting is held the 4th Tuesday in March.

The Annual Budget Meeting is held the 4th Tuesday in November.

Important Note: It is very important for you to submit proxies if you cannot attend the Annual and Budget Meetings. If we don't get proxies or attendance, the Board must hold a second meeting. This puts the Board behind in the work we do for this Community. Please help us by submitting proxies if you cannot attend.

The Board at each HOA Meeting reviews monthly Financials and Delinquencies.

For past minutes review, documents, forms, contact information, maintenance requests

gardengrovecoa.com