

Garden Grove Condominium HOA Meeting Minutes

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

Date: 08-27-2019

Time: 6:51pm

Roll Call:

Buildings Represented – DD and J = Questions asked, questions answered.

President – Marykate Wilson

Vice President – Eric Wilkins

Secretary Treasurer – Chris Hinman

Port Gardner Property Management: Shean Nasin & Tom Gish Tgish@portgardnermgmt.com

REMINDERS:

- **Registered Vehicles:** All vehicles must be registered and have current tabs.
- **Garden Grove Website:** gardengrovecwa.com
- **Recycle:** Please break down your boxes before putting them in Recycle.
- **Pet Waste:** Pick up after your pet.
- **Satellite Dishes:** Dishes are not allowed on roofs. Contact Tom Gish for Dish install approval, dish placement and instructions.
- **Changes to the Common/Limited Common Areas:** Require HOA Approval.

SCHEDULED MAINTENANCES:

- **Tree Removal:** The walkthrough was completed. Dead trees and trees compromising building structures are scheduled for removal. A notice will be posted at the mailbox several days before work begins.
- **Arborvitaes replacement:** Scheduling for the fall of 2019.
- **Retention Pond Enclosure Clean Up:** Landscaping clean up for overgrowth is soon to be scheduled for inside the pond area.

OLD BUSINESS UPDATES:

5-year Roofing Project:

Roofing assessment is almost completed. Tom is following up.

New Dumpsters Enclosures and Gate:

- Board has chosen to redo the entire enclosures along with new gates. New enclosures will allow full size recycle dumpsters with full size garbage dumpsters. Posts will be in cement. Tom will add this to our Budget planning for 2020.
- The new enclosures and gates will be 6 feet tall rather than the now 5 feet tall.

- Chris is looking into adding Recycle dumpsters to 3 locations that currently are using the small blue recycle bins. 2 locations will fit both dumpsters now. CC Building will need restructuring to accommodate both dumpsters.

Speed Bumps/Signage/Tire Stops/Fire Lane Markings: Two new speed bumps will be added on 8th Place W. New speed limit sign has been added at the entrance of the complex. Tire stops are being added to the retention pond parking spots. Fire lane markings will be added at the mailbox area.

Signs have been ordered:

No Blocking Garages. 1 sign ordered for CC Building. Has not arrived yet. Tom will look into it.

Keep Dumpster Lids Closed. 4 signs needed. Received 3. Tom will get the 4th one on order.

Speed Limit signs. 3 were printed. 1 sign has been posted. Will store 2 signs until we figure out where to post them.

BUILDING MAINTENANCE LOG:

V Building: Rotted out wood around electrical panel.

Back decks: Back decks, safety railings, downspouts, fascia and other repairs X, Y and Z Buildings are in progress. CC Building has already been completed.

LANDSCAPING COMMITTEE UPDATES:

The Landscape Committee will be doing another walkthrough in September to assess the work that has just been completed, go over work that was put on hold and to look for ways to improve the Community. Committee will also look for areas where additional parking spots could be added.

LANDSCAPING UPDATES:

Complaints have been received about Landscaping staff leaving piles of cut grass, not mowing in backyards and not trimming shrubs, blackberry vines etc. Tom will email them to go over the issues.

NEW BUSINESS:

New Parking Rules: The new rules went out and instructions were to contact Tom if questions or clarification was needed. (Tom has not received any clarification requests or questions). To ensure everyone is notified, notices will be taped to each unit's door.

Debris, Parking Spots at Retention Pond: Tom will ask Cronk to clean up garbage and small rockslide at the retention pond parking spot area.

Satellite Dish Handout: Requested Tom and Shean to create a handout for Garden Grove homeowners for when they want to install a Satellite Dish. As we re-roof and new owners

come in, we need the handout for them. Suggested 2 options for install hardware and where they can and cannot install the Dish and penalties if any. We need to specify that when they move out, they need to take the Dish down and restore the siding back to its prior state.

Meeting adjourned at 8:15pm

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.

NOTE:

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

Gardengrovecoa.com: Meeting minutes review, rules, documents, forms, contact information, submit maintenance requests, authorization forms and recycle guidelines.