

Garden Grove Condominium SEPTEMBER 2019 HOA Meeting Minutes

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

Date: 09-24-2019

Time: 7:00pm

Roll Call:

Buildings Represented – DD, BB, T, V, X and Y = 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:** gardengrovecoa.com
- **Recycle:** Please break down your boxes before putting them in Recycle.
- **Pet Waste:** Pick up after your pet.
- **Satellite Dish Installs:** Contact Tom Gish for instructions. No puncturing roofs or siding.
- **Changes to the Common/Limited Common Areas:** Require HOA Approval.

SCHEDULED MAINTENANCES:

- **Tree Removal:** Dead trees and trees compromising building structures are in process of being removed. Tom spoke with Co-Compliance. Trees needed to come out.
- **Arborvitae replacement:** Variegated ground cover plants will go in mid October.
- **Retention Pond Enclosure Clean Up:** Overgrowth in this area has been completed.
- **Retaining wall by Retention Pond is falling down:** Replacement has been completed.

OLD BUSINESS UPDATES:

5-year Roofing Project (Starting year end of 2018):

- Roofing assessment should be ready for the October 2019 meeting.
- 5 Year Plan is being stretched to a 6 or 7-year plan. The roofs are not 25 years old yet and we can get 5 or more years of life from them.
- Two of the large buildings have already been re-roofed.

New Dumpsters Enclosures and Gates:

- Tom will add this to our Budget planning for 2020.

Recycle Dumpsters:

- The small blue recycle containers at Y and P Buildings will be changed out for large recycle dumpsters. Chris measured and said they will fit. It will be tight but they will fit. Tom will call Waste Management to make this change out happen.

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.

Satellite Dish Handout:

- Tom and Shean are creating a handout for Garden Grove homeowners for when they want to install a Satellite Dish. Provide 2 mounting options. 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.

Reserve Study:

- Tom is in process of ordering the Reserve Study. We may need to push the Annual Budget Meeting from November to the second week in December.

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 Buildings has already been completed.
- **Painting under eaves at DD and BB after new roofs went on:** Tom will schedule painting ASAP.

LANDSCAPING COMMITTEE UPDATES:

- The Landscape Committee: plantings in the finger islands and the addition of a few privacy trees where needed will be planted mid Oct.
- The Committee identified two areas where parking spots could be added. Bids are in process.

NEW BUSINESS:

Monthly Board Meetings:

- Monthly HOA Board Meetings are for the Board to conduct Monthly HOA Board Meeting Business. Homeowners are welcome to come and listen in.
- Invitations are on the gardengrovecoa.com website.
- Mailbox notification will also be posted.
- Individual homeowner issues always go directly to Garden Grove's Manager, Tom Gish of Port Gardner Property Management. Email is the preferred method.

Pet Feces not being picked up:

- Signs are being ordered reminding residents to pick up after their pets.

New Parking Rules:

- Homeowners are adjusting to the new parking rules. The new rules seem to be helping. Residents are saying they are noticing an improvement.

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

Meeting adjourned at 8:32pm

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).

Effective 10-22-2019 the HOA Meetings have been changed to 6:00pm.

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:

- **Approves previous Meeting Minutes.**
- **Reviews monthly Financials and Delinquencies.**

Gardengrovecoa.com:

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