

**GARDEN GROVE MEETING**  
**6:30 p.m., May 21, 2020**  
**Meeting conducted electronically via Zoom**  
**Monthly Meeting Minutes**

The monthly Board meeting of the Garden Grove Condominium was called to order at 6:30 p.m. by Vice President, Eric Wilkins. Board member Ed Gauthier was in attendance along with Community Manager Tom Gish of Port Gardner Management.

No other homeowners participated.

**Homeowner Q & A**, it was brought up to a Board member prior to the meeting that there was a clogged gutter full of peanut shells and it was requested that Tom write to the unit owner that was feeding the squirrels to no longer do that. It is hoped that this would assist in preventing gutters from being clogged.

**Board Member resignation:** Marykate Wilson has sold her unit and has resigned from the Board. Ed Gauthier was appointed to be President and Eric Wilkins will remain as Vice President. An email blast will be sent out requesting that anyone interested to contact Tom at Port Gardner Management. An owner will be appointed to become a Board member as soon as reasonably possible. This appointment will last until the next annual meeting.

**Landscape Committee:** The committee has been disbanded with Marykate moving however can be resurrected if there is a volunteer that wants to chair it. Contact management if interested.

**Old Business:**

Dumpster surrounds: it was decided to not pursue new dumpster surrounds at this time and it will likely be something the board considers in 2021.

Native Growth Area and disbursement of downed trees and replanting of area. An arborist has been hired to work with the County to make a plan to cut the downed trees into 7 or 8 foot lengths and then disburse them within the greenbelt and then replant the area with western red cedar trees and vine maple trees that are native. This project will not likely start until late August and then hopefully be completed when the planting occurs in October 2020.

The painting of the decks that were worked on last summer is expected to be completed by the end of June 2020. It has not been decided if any additional deck work will be done in 2020 at this time.

Roofing Plan 2020. It was discussed that we are going to delay any roofing projects at this time to allow funds to accrue in reserves. Last year's deck project was more costly

than anticipated primarily due to the amount of rot that was found during the process. It is still possible that one or two buildings get roofed later in the year, but that will be a decision made at a later date once the Board is full.

**New Business:**

The monthly financials were provided to the board by email prior to the meeting and they were reviewed and approved by the board. We are substantially tracking to budget and as of April 30, 2020 there is \$83,747.96 in reserves.

Delinquencies were reviewed and the Board, currently there are four owners more than 60 days delinquent and two of the four have payment arrangements made. No further Board action required.

The 2020 annual meeting will likely be rescheduled to coincide with the 2021 budget meeting sometime in late October or November of 2020. It is hoped that physical meetings will be able to occur at that time. If due to Covid 19 and/or Governor's orders we are unable to meet we will set up a Zoom meeting for the community.

A small greenhouse was approved for a homeowner's fenced in backyard area.

Asphalt sealcoat and parking line striping work this summer is likely to be postponed one year partially due to Covid 19 and vendor scheduling and in an effort to boost reserves. The Board felt the current condition was adequate and that this project could wait one more year.

Garage parking was discussed and it is being considered that likely we will be going to a rule that requires at least one vehicle to be parked in a garage before the open parking is able to be used. This will likely be a change for some owners if this rule gets implemented. Very likely a survey will go out in advance of this rule being enacted.

Car washing was discussed and noted that it is not allowed at Garden Grove per County Regulations. Please wash your car off property.

For management related questions please email Tom at [tgish@portgardnermgmt.com](mailto:tgish@portgardnermgmt.com)

Meeting adjourned at approximately 7:35 p.m., minutes submitted by Tom Gish  
Community Manager.