

October 24, 2023

Garden Grove Condominium Association Budget Ratification Zoom Meeting

Meeting called to order by Thomas Gish at 6:35pm

Board Members Present: Eric Wilkins, Linda Davey and Community Manager, Thomas Gish and Ben Zupke

Residence present: Vanessa Larson, Cheryl Proctor, Kay Bannister, Anne Aumell, Dan the Joiner, Kristina Kee, Hannell Hazely, Ben Johnson, Chris Hinman, Mary Eaton, Kel M, Janet Cullor, Robin Nordsven, Joanna Vorrheis, Nebiyn Sorri, Elizabeth Case, Angela Elsner, Beth, Rhoni, Ingrid Naumann, Bryce Figueroa, Peter McGuite, Evan Thoman, Rosey, Amy Tatsak, Jack Morrison, Sandra Patterson, Astridah Nyambe, Aminc, Linda Coats, Dederima, 10 Proxy

Per Washington State law, the notice concerning the budget meeting was mailed 14 days in advance

A majority of owners are required to reject the budget, majority is not present, the budget was ratified, 84% yes, 16% no.

Tom Gish fully reviewed the financial information that was sent to each owner as well as the Reserve Study.

It was asked why an \$850,000. loan amount when the roof bid was less. To cover any unforeseen problems with decking, rot, etc. We were sent pictures from the CC building just today showing the damage that was found.

Loan amount goes to roofs, dues increase goes to operating expenses. Any unused funds from the roof may go to others project incl. garage roofs.

The Reserve Study shows Garden Grove to be in a weak financial position. Over the years the owners have been reluctant to increase the dues enough to keep up with inflation.

2024 HOA payment book will be sent to owners in January. They will incl. the loan amount. You may pay the loan in full or make monthly payments or a combination of both.

Robin asked about her backyard not being serviced by the landscapers, she will talk with Tom off line.

Kel asked if she could address her ants, yes, owners may take ant control upon themselves.

Meeting adjourned at 7:59pm

Next Zoom Meeting, November 28, 2023 @ 6:00pm

