



Glen Acres
Owners Association

Meeting Minutes for: January 4th, 2018 *Annual Meeting

- **Period Dates : November 6th 2017-January 4th,2018**
- **Meeting Called to Order: 10:31 AM**

Roll Call / Attendees:

- *Patricia P*
- *Aaron A*
- *Vladimir , Irina ,Elina U & Nakita S*
- *James B*
- *Scott & Teresa N*
- *Travis Wright-President*
- *Rondi Sansaver-Interim Treasurer /Secretary*

Notice of Meeting: *Posted on Website,November Newsletter & listed on the December Invoices*

Review of Preceding Meeting Minutes:

Motioned: Patricia & Aaron

Approved: Yes By: All in Favor

Budget Review:

- *November 6th-January 3rd 2018 Reviewed. Approved: Yes BY: All in favor*
- *2018 Projected Annual Budget (Approved November Meeting)*
- *2018 Budget, Copies made available at meeting and posted on our website.*

Officer Reports:

President

- *Big Thank You to all the homeowners who took immediate action and complied to the CC & R kind reminders from our November newsletter. The neighborhood is starting to take shape. It will take a village keep our neighborhood fit and healthy! Please sign-up for one of our committees. All volunteer help, big or small, makes a BIG difference and much appreciated! (James,Aaron ,Nikita,Elena shared how they volunteer to help keep our neighborhood looking sharp, Thank you for all your efforts)*

- *We will be electing: President Position for 3 year term. I/ Travis Wright would like to continue this position. Is there anyone here also interested? (Travis was voted in as President by unanimous vote , term ends 2021)*
- *Interim Vice President Position Now Open (no interest at the meeting,Please email the Board if you are interested in this position.\$150 month for one year term)*
- *Interim Secretary Position Open, if no interest Rondi would like to continue.(Rondi was voted in by unanimous vote as Interim Secretary. The term ends January 2020)*
- *Rondi -interim Treasurer will continue her position. This position is not open.*
- *Weekly drives report- Still many trash and other bins stored in front of homes or in drive ways not screened from view per our CC&R's. Also-Parking of motorcycles, over sized Trucks,Boats and Trailers. These vehicles are not allowed on our lots or parked on adjoining streets within Glen Acres,with the exception they may be parked inside your garage(if they fit). Our Attorney is working on adding one more step to our Parking violations resolutions, **TOWING**, as an additional resolution to those who ignore our CC & R's & Notices to please comply.(The Parking verbiage discussed in depth,CC&R's wording, Board to re-visit it's understanding with our Attorney and report back to Vladimir and family)*
- *Reminders: Trees and fallen leaves from trees in front of homes.(planter strips) Trees need to be pruned and leaves disposed of , the planter strip in front of homes is the homeowners responsibility. Some tree limbs are starting to hang and will start to block sidewalks and leaves piling up can cause danger as well as drainage issues. Please prune these trees immediately to avoid fines/ fees as the Board will need to hire out for this service if they are not taken care of shortly. We do not want this to become an danger to passersby, meaning your neighbors,children or guests in our neighborhood. Thank you.*
- *Dead or Dangerous Trees: \$ 1300 spent in 2017.Thank you for contacting the HOA to take care of this.(Scott & Teresa alerted the Board of trees (83rd) that need inspection, Board will connect with our trees service immediately to do an inspection)*
- *2018 Budget was Effective January 1st, 2018.HOA dues are \$210.00.This was Reviewed & Approved at Novembers meeting.(Board provided copies at meeting)*
- *Kind reminder: Mailboxes & mailbox Locks are collectively owned by all homeowners,general maintenance/key/lock replacement is the homeowners responsibility. This is a great month to make additional mailbox keys in case you loose one in the future. The Board does not keep an extra key. In addition, a Locksmith costs on average \$100 to come replace a lock/key.*

Treasurer

- *Delinquent homeowners,Attorney notices/services cost (you) money. These costs are passed on to the delinquent homeowner-More homeowners have accepted payment plans. As funds allow we will be forced to pursue **Foreclosure Suits** on the non-responsive delinquent homeowners. (many thanked the Board for their efforts in collecting back debt, concern that we will need more than \$4k for Attorney Fees in 2018,questions about costs and return on our legal services)*

- (3) homeowners delinquent for 2017
- (14) total delinquent homeowners 2017 year end, for a total of \$16k. Beginning year 2017 delinquent balance was over \$36k. Great recovery! Still more work to do.
- Delinquent Dues Collected in 2017 \$15k
- Bank Balance 2016 end year \$3600. 2017 year end balance \$ 19,000. Thank you homeowners for catching up on your past dues, Will be able to start a reserve saving account for our neighborhood.

Secretary

- Violations: Parking-boat, motorcycles & trailers. One is still pending. Trash & other bins not screened from street view. Many still pending- Notices/Fines starting in January. Please move your bins from the front of your lots. Thank you.
- Still Pending: Email Addresses to complete HOA accounts. We are NOW "**paperless**" to save on budget costs. Please be sure the Association has your email address. It is a requirement that the HOA has your current contact information. We have mailing out several reminders. Please MAIL us, if you do not have an email address so we may note your account accordingly.

Elections:

- Open President: term thru January 2021. Travis Wright Interim President would like to continue his position. (Travis Wright was voted in by unanimous vote)
- Open Interim Vice President: term thru January 2019(Vladimir showed interest but he is not available at this time-maybe in future. Any homeowner who is interested please contact the Board)
- Open Interim Secretary: term thru January 2020. Rondi is willing to continue this position. (Rondi was voted in by unanimous vote)
- (Not Open) Rondi will continue the Interim Treasure Position: term thru January 2019

Unfinished Business:

- **Old Camp debris removal in wooded area- COMPLETED**
- **Rail down on 1st street- City of Lake Stevens replaced-COMPLETED**
- **Signs to Order-**No dumping of yard debris, no camping, please pick-up after your dog, and no trespassing. **Pending company quotes.**
- **Fencing park on 3rd-30'** of fencing needed, looking to possible add vinyl open rail or another type fencing in front of play structure .Possible Spring time install? **Pending: collection of 2018 dues.**
- **ISO Volunteer Committees-** Descriptions are listed in our 2017 Neighborhood Newsletter and website. Please email us to sign up if you're interested. This is a great opportunity to get more involved in your neighborhood!

New Business:

CC&R's Revisions Request:

Travis will reach out to our homeowners (by email) to ask if there are any CC & R's revisions they would like to see made in the future. When submitting your proposed revision, please refer to the Article and Section and write out how you would like the revision to read please. Next, he will compose a list and report the most requested revisions at a future meeting. Depending on the responses and participation at said meeting, the Board may elect to vote on such changes at the next scheduled meeting. Please keep in mind, the Board needs a Quorum of homeowners for any changes to take effect. Your participation at the meetings is crucial! If a quorum is met, the next step is to get a quote from our Attorney to draft the revision(s) and record the changes to make them a part of our legally recorded governing documents (CC&R's). The Board estimates it may take until 2019 for any approved revisions to take effect.

Board Member Candidates Reference Requirements:

The Board has requested that all future Board candidates undergo a reference check prior to any election meeting and/or being eligible to serve on the Board. Both Travis and Rondi went through this process as well and our goal is to strive to protect the best interest and the confidential information of our homeowners to the best of our ability now and well into the future.

The following process listed below was voted on and approved by unanimous vote 1/6/2018 meeting.

- Candidate to contact the Board to express their interest and to share past experience that relates to the position.
- Candidate to provide the Board 2 professional & 2 personal references *No less than three days before an election meeting, to allow the Board time to contact the references.
- References & qualifications must be to the satisfaction of the Board to be eligible for nomination.
- The candidate must be present at the election meeting to be considered and all other meetings thereafter if elected.
- Member to be in good standing. Must be current with Glen Acres HOA dues, have no outstanding fines or violations.

*The Board will further refine these requirements and any future additions/revisions will be voted on before becoming valid.

Meeting Adjourned: 12:44 pm all in favor