

Glen Acres Home Owner's Association
January 11, 2014
www.glenacreshoa.org

Meeting called to order at 10:00 AM.

Attendees: Patricia Patton
Jerry Stein
Rich & Sheryl Connolly
Melissa Wageman
Michelle Vonderau
Frank & Cheryl Ward
Brian & Serena Groenig
Karen Willis
Latasia Bigelow
Dellaree Stam

Copies of the minutes from the November 9, 2013 meeting were handed out and time was given for attendees to read through them. Jerry asked if there were any amendments to the November 9, 2013 meeting. Melissa wanted to add that the Secretary position would also include being an extra signature for checks written if 2nd signature signer was not available and to add management of the web site. Jerry moved to accept the minutes after the additions were included. Patricia 2nd the motion. All were in favor.

Melissa Wageman announced that we now have a **card reader** if homeowner's choose to pay their dues with a credit card. There would be a 3% fee added for use of the card reader. There was a question as to how this 3% fee should be paid. After some discussion and a motion from Jerry to pass the fee onto the homeowner, and a 2nd from Rich Connolly, all were in favor with one abstain vote, it was determined to pass the 3% fee onto the homeowner paying their dues. Jerry said that it was important for homeowner's to **keep contact information up to date in case of emergencies**. Melissa noticed two homeowners **frozen pipes** and was able to contact them regarding water running freely from their homes. Jerry inquired about a **spreadsheet regarding residents dues**, Melissa handed a copy to Jerry.

Jerry read an article regarding an association that proceeded to **foreclose on homeowners** who were behind on their dues. Although he thought this was a drastic measure, he did see the value in using this as an avenue to collect delinquent dues. The Association has several homeowners that owe well over \$1,000.00 in back dues. The total amount in back dues are over \$22,000.00 which dates all the way back to 2007/2008. This will be discussed further when readdressed. The Association has offered several options for payment of dues including forgiving back dues for every year of current paid dues. There has been no response. Homeowner's have options to make payments. The Association understands hardships and is willing to work with homeowners. Michelle wanted to know the fees charged to the Association if a lawyer filed for foreclosures. Past experience has shown the fee to be around \$1,500.00 per household. Some of these fees are recovered and some are not. Jerry asked if there were any other budget issues. None were made.

Michelle Vonderau spoke regarding the **change in budget from 2013 to 2014**. Basically the biggest issue will be the addition of new bark. New quotes will need to be received. She changed the budget for this to \$5,000.00 and this will include minor repairs to playgrounds. Postage will stay the same at \$400.00. She was able to get less expensive magnets for the Association, which saved some money. Insurance was also less expensive due to new insurance policies. She was sorry that the Association's Invoices did not go out sooner. They are scheduled to go out this Monday. Dues are due at the end of February.

Jerry wanted to **include a message from each Board Member in future Newsletters**. All were in favor. Jerry reports that there have been no recent issues regarding GAHOA. There is one issue regarding a **leaning tree in the greenbelt**. If there is a hazard to people or houses, the Association will take care of the issue. Jerry will take another look. **The slide that is to be repaired** has not received all of the pieces to rebuild it. Melissa will e-mail Chris to see where everything stands. Patricia wanted to know about having the streets cleaned. There are **many leaves** in the streets. Jerry will have the landscapers' blow out the neighborhood. Jerry received e-mail from Marilyn Blackburn regarding a check returned to her from the IRS from the 2004 taxes. It seems that the IRS was paid twice. Jerry asked if there was any other business. Serena wanted to know if it was possible to give homeowners' **more time to help with community service** to the Association. She thought that given more time, more people would help with something like the spreading of bark. From past experience there has been very little help from homeowners'. Sheryl mentioned that it might be a liability to have piles of bark unattended. This issue will be discussed further near next beauty bark spreading.

Election of Secretary: The position of Secretary is up for election. The position was discussed and the division of responsibilities was discussed. It was determined that if Michelle Vonderau was to apply for the position and was not elected as Secretary that she could keep her co position as Treasurer. It was also suggested that the fee paid to the secretary not be increased if there were two Treasures to share the position/responsibilities and that only some responsibilities would be added to the position of secretary. Jerry proposed that the position remain at \$150.00 per month with some added responsibilities and that Michelle Vonderau would keep her position as co-treasurer if not elected Secretary. Rich 2nd the motion. All were in favor. Interested parties introduced themselves. A vote was taken and Serena Groenig was voted in as the new Secretary. Welcome Serena. Sheryl spoke briefly about the duties of Secretary as these stood at this time. She will e-mail pass minutes to her along with current minutes. Jerry asked that board members stay afterward to discuss new duties to be added to the secretary position.

Jerry asked if there was any other business. None was made. Jerry proposed that the **meeting be adjourned @11:00 AM**. Rich 2nd the motion. All were in favor.

Minutes prepared by Sheryl Connolly
Secretary