

**Glen Acres Homeowner's Association Meeting**  
**January 12, 2013**  
[Glenacres1@hotmail.com](mailto:Glenacres1@hotmail.com)

**Meeting called to order at 10:10.**

**Attendees:** Jerry Stein  
Marilyn Blackburn  
Rich and Sheryl Connolly  
Michelle Vonderau  
Patricia Patton  
Ed Urrutia  
Jerry and Cathy Rafter  
Susan G. Grimes  
Betty Andrew  
Lee Langley  
Dylan and Alison Sheaffer  
Frank Ward  
Jim Taylor  
Melissa Wageman  
Craig and Jennifer Davis  
Joanne Simmonds

Copies of the **minutes from the November 10, 2012** meeting were handed out and time was given for attendees to read through them. Jerry asked if there were any amendments to the November 10, 2012 meeting. None were given. Jerry proposed to accept the minutes as written and Michelle 2<sup>nd</sup> the motion. All were in favor

**Reports:** Marilyn Blackburn (Treasurer) passed out copies of the 2012 **Annual Budget** so that attendees could see the progress from 2012. The Association was **over budget** on Landscaping. The proposed budget for landscaping was \$12,000.00 and actual monies spent were \$16,149.40. Insurance was over budget by \$10.00. \$1,183.74 was spent for Cleanup and the Legal/Liens fee projected budget was \$1,500.00, actual monies spent were \$2,046.00. The association spent almost \$5,000.00 over projected budget. Marilyn then passed out the **projected Annual Budget for 2013**. Patricia Patton wanted to know why Mailboxes were on the budget. Jerry stated that recently we had a **mailbox on 1<sup>st</sup> ST SE on the south side with a base** that needed to be replaced. It is important to keep them maintained. A question was raised regarding the need for fence repair. Jerry says that there are occasions where repairs are needed and it is important to have a budget for this in case it is needed. Patricia Patton wanted to know what "expected dues," meant and it was explained to her that based on past experiences, the association could probably expect this amount to be collected for dues. There is currently \$15,885.00 in **outstanding dues** pre-2012.

**Old Business:** There have been **two separate accidents that have caused damage to the railing on 1<sup>st</sup> ST SE between 83<sup>rd</sup> DR SE and 86<sup>th</sup> DR SE**. Jerry called the City of

Lake Stevens and he found out that the **City will pay for the repairs on the railing**. This will take sometime due to the fact that bids and contracts will be made for each incident. The damage to the first site should be completed soon. The second incident will take longer as the whole process will be initiated again. The City of Lake Stevens is looking into different ways to avoid accidents to this area. There is talk about placing **signage** that will warn drivers of this dangerous curve. Jerry received a **letter for the Public Works Director/City Engineer talking about "Channelization"** of this area regarding where reflectors will be placed on the road to follow the curve of the road and keep people from following into the vehicle pull out area. An article from the Lake Stevens Journal was handed to the association which was written by Chris Fergus *Neighborhood needs help slowing down drivers*. This article states "there have been many speed related accidents particularly when the road is wet from rain/snow" and "Discussing it with my neighbors we all agree that putting several speed bumps in is the solution to slow people down." Jerry reports that studies have been done on the effectiveness of speed bumps and it has been found that they do not reduce the speed as people wish and in fact can cause vehicles to speed up in areas with speed bumps. There was a report filed regarding the 2<sup>nd</sup> incident. The occupants fled the area on foot. The **shrubs in front of the mailboxes on 83<sup>rd</sup> Ave** have been trimmed back. Also a number of **trees that were a potential hazard** to a homeowner have been taken down. Jerry received an e-mail **concerning a tree in the greenbelt** that may be a hazard as well. The Association is able to take care of a situation like this if the tree presents a hazard. At this point it can be cut down but the debris must remain in the greenbelt. The Association has an **arborist** look at the situation and give recommendations as to what avenue we should take regarding a tree. Frank Ward reports that there is still **a tree leaning that is situated kitty corner to the big rock**. Jerry will check out the situation. Frank is worried that it could fall into the street. Jerry Rafter has concerns regarding the **retention pond that services 87<sup>th</sup>, 86<sup>th</sup> and 85<sup>th</sup> Aves**. The water is backing up and not draining properly. This could **weaken the trees** that are standing in the water. The pond is also **threatening to overflow**. Jerry will talk to the City and or County and find out who designed the ponds for information on the drainage, perhaps take a look at blue prints. Lee Langley says that he knows the companies that constructed them and he will speak to them regarding this issue. The two companies that may be of some assistance are Universal Land and BEZ Construction. There seems to be a **rat problem** associated with the increase of water in the retention ponds. It was suggested that Jerry contact the **Health Dept.** to see if anything can be done regarding the rats. Jim Taylor wondered if the **retention pond** near his home is scheduled for maintenance. Jerry says yes, in the early spring. Jerry received an email regarding a **mailbox on 1<sup>st</sup> ST SE on the south side**. The base needs to be replaced. Jerry will proceed with the repairs of this mailbox. Jerry asked if there were any other issues. None were given.

**Election for office of Treasury:** Homeowner's who were interested in the position of **Office of Treasurer** were asked to introduce themselves. Lee Langley resides at 220 85<sup>th</sup> Ave SE, has worked 16 years as a salesman, he would like to work as Treasurer along with his wife. **Michelle Vonderau**, a homeowner for 1 year. Attends all meetings, helped with previous mailings, previous bookkeeping experience, **Melissa Wageman**, 5 years

experience as a bookkeeper, Quick Book experience, deposits, past due accts., budgeting accounts, stay at home mom.

**Nominations:** Sheryl nominated Michelle Vonderau, Ed nominated Melissa Wageman, and Betty nominated Lee.

Paper was passed out to everyone for a vote. It was **a tie between Michelle and Melissa**. Paper was passed out again and the vote returned a tie. It was decided that **Michelle and Melissa would co-share the office**. Jerry purposed that Michelle and Melissa share the office of Treasurer. Sheryl seconded the motion. All were in favor. Welcome Michelle and Melissa to the Office of Treasurer. Marilyn will meet with Michelle and Melissa after the meeting to discuss the transition. Thank you Marilyn for your years as GAHOA's Treasurer, a job well done.

Jerry asked if there was any other unfinished business, none was given.

**New Business:** A **nasty note by a homeowner** was put on the invoice regarding the association along with his 2012 dues. Jerry called it uncalled for and offensive. Cathy Rafter knows the person and said that the issue involved his **dogs and some rats**. Another homeowner regarding the **dog barking** made a complaint, and called the police and left a note on his door. The dog barked because rats were nearby and/or coming into the homeowner's yard. The person who called the police did so anomalously. The owner of the dog went door to door to try and talk to the annoyed homeowner. He was unable to find that homeowner. The homeowner was then forced to get rid of his dog. He was upset and took his anger out on the board. Jerry would like a situation like this be brought up to the board. It is important that people communicate problems to the association. Jerry will contact the city and county regarding the drain problem and try to have the drain fixed. Jerry Rafter would like to see this kind of issue put into the Newsletter. Jerry S. says that there are three ways to contact the association; our website, by e-mail (information also posted on our newsletter), thirdly, people can contact Jerry via his cell. Allison wondered if there was a welcome committee. No. It would be nice to have a Welcome Committee and Jerry said that the association could put together some kind of kit containing our most recent budget, minutes of latest meeting and Newsletter, etc. We will give this some thought. A notice of a lawsuit was given to Sheryl Connolly regarding a **homeowner that is past due on their sewer bill**. It is said that the Lake Stevens Sewer Dist. fees will eventually be raised to \$100.00.

Jerry asked if there were any other issues to be discussed. None were given. Jerry proposed that the meeting be adjourned. Cathy Rafter 2<sup>nd</sup> the motion. All were in favor. The meeting was adjourned at 11:20.

Minutes prepared by Sheryl Connolly  
Secretary