

July 12th 2014
Glen Acres Home Owner's Association meeting minutes
www.glenacreshoa.org

Meeting called to order @ 10:11am

Attendees:

Melissa Wageman
Michelle Vonderau
Serena Groenig
Jerry Stein
Patricia Patton
Dave Brady
Bethany Turriaga
Beverly & Jim Taylor
Susan Lee

Review of May minutes: added information of figures & accepted.

Reports of Officers old Business:

Bark: The board decided the blown bark was the best option for the long strip along 83rd. It will take roughly 23 yards to fill the area. There will be a two man team to blow and rake the bark that's included in the quote. Two companies gave quotes:

- Bark Time:
 1. medium grade- \$957.00 + tax
 2. Ultra fine grade- \$1,089.50 + tax
- Pacific Topsoil:
 1. Medium grade- \$988.90 + tax
 2. Ultra fine grade- \$1,430.90 +tax
- Vote for medium grade bark, and to use local company Bark Time was unanimous.

Pressure washing: Melissa determined it would cost \$.63 to fill a 150 gallon water tank from Goodbye Graffiti. It would need to be filled 3 times to finish the 2 sports courts. The \$500.00 estimate would not fully cover 2 sports courts and the octagon play area on 1st St. Jerry will have the estimate reconfirmed. Beverly & Jim Taylor and Betty Andrew volunteered to let Goodbye Graffiti fill their tanks at their water spigot (thanks was given). It is planned to be done by next month.

New sign at big rock: Granite Construction Company was contacted to have an 18" by 24" sign replaced at the big rock on 83rd dr.

- Cost estimate for 1 post, installation and signage is \$46.05. It was suggested to have 2 signs one at the south end of the rock and north end at both access points so there is no confusion by visitors. The vote was unanimous.
- It was also suggested by Dave Brady to have the sign say "Glen Acres Not Liable" releasing us from legal action. This will be checked into.
- Betty Andrew recommended a curfew sign at the sports courts, particularly the one on 83rd & 1st Pl. There has been constant noise ordinance violations at night and litter left behind daily at the sports courts.
- Another sign at 86th & 3rd, St. needs to have bushes trimmed to be seen better, Jerry will have landscaping take care of the sign.

Complaint of Shed on property: Susan & Chris Lee are not happy with the appearance of the structure, and feel it is an eye sore & their home value will be decreased. Bethany Turriaga offered to improve the appearance. Susan requested they move the play house to the backyard. The board suggested moving the playhouse when they want to sell. Bethany was happy to comply with that option, too. Susan will check with husband Chris to ask if this action will be acceptable to him as well. If they are not happy with this option Bethany offered to move it. She needs time to remove part of the fence to get it through to the back yard and get help to move it.

It was agreed that the CC&R's are contradicting and the structure in question is a playhouse (accessory structure) and was built in accordance with the article. Outdoor siding was used and was built in the CC&R's limited traditional style, other than the uniformity that the other homes surrounding it do not have structures in the front yard. The board agreed to let the structure remain until further notice.

- Jerry will have a lawyer friend look at the CC&R's to clarify any contradictions.
- The Glen Acres Owners Association Codes Covenants and Restrictions (CC&R's) article **4 sec. 4.01. Permitted structures** *No structure of any kind shall be constructed, altered, added to, or maintained upon any lot, or upon any other part of the property except: (a) improvements or structures which are constructed by declarant or its agents or assigns;(b) such structures as are approved by the board in accordance with this article 4; or (c) Structures which pursuant to this article 4 do not require consent of the board.*
- **Section 4.2 Uniformity of use and appearance.** *One of the purposes of this declaration is to assure within the property: (a) a uniformity of use and quality of workmanship, materials, design, maintenance and location with respect to topography and finish grade elevation; and (b) that there will be no undue repetition of external designs. It is in the best interests of each owner that such uniformity of use be maintained as hereinafter provided. Architecture of all structures shall be limited to traditional styles. Contemporary architectural styles shall not be considered for approval under section 4.03. No building (except for accessory structures) shall be erected, altered placed or permitted to remain on any lot other than single family dwelling. Accessory structures including storage buildings are permitted as allowed by the requirements of this article 4. Notwithstanding anything herein set forth, the construction of any structure shall comply with the more restrictive of either(i) terms and conditions of this declaration or (ii) the laws, codes, ordinances, and regulations of any governmental entity having jurisdiction.*

Complaint of excessive pets: Susan & Chris Lee & Scott(other neighbor) had visual confirmation of Bethany Turriaga cats defecating on her lawn requests were made and then steps were taken to trap other cats (possible strays) defecating on their lawn. Bethany Turriaga, has made changes in regards to the cats being outside and purchased products to give to neighbors to repel her cats. Susan said there has been improvements in the last 2 weeks.

- Betty Andrew had complaints of cats in her a part of the neighbor hood as well and they are destroying her heather plants. She has tried cat repellent pellets but they have to be applied frequently and are very expensive. Many of the cats do not have owner confirmation and are possible strays. Animal control will let homeowners borrow traps if wanted to catch the cats so they can be picked up by animal control.
- **Article 4.07 of the CC&R's states:** *household pets shall not exceed three in number; provided that un-weaned puppies or kittens may be kept, all animal enclosures must be kept in a clean neat and odor free condition at all times.*

New business:

- Garbage issues at the spots courts and on the corner of 83rd and 1st Pl. It is requested by board that all neighbors do their part in tidying up the neighborhood. Do not litter and help remind their children to use the trash cans.

- Retention pond on 84th & 3rd was trimmed 2 years ago and is overgrown again. The company Kemp West Inc. will remove re-growth for \$1,800.00. In addition to remove the threatening trees the estimate was \$3,200.00
- Hole under the chain link fence in the green belt behind 23rd & 83rd behinds Dave Brady's house is a danger and needs to be addressed
- Jerry will have Greening of America give a bid for retention pond work, tree line on 84th & 3rd, and fence hole to be repaired and maintained.

Budget:

Michelle gave the latest figures on the dues as of July 2014. 149 homes have paid dues which put our percentage at 78% .

- Quick books has gone up from initial sign up fee of \$14.00 to \$29.00

Jerry Stein (HOA president) has his home for sale. When it sells he will no longer be on the HOA board. Melissa Wageman will take over presidential responsibilities, Michelle Vonderau will take on all the treasurer responsibilities, and Serena Groenig will have all the secretarial responsibilities until the election for president in January.

Meeting adjourned at 11:28am