

**Glen Acres Home Owner's Association**  
**July 13, 2013**  
[www.glenacreshoa.org](http://www.glenacreshoa.org)

**Meeting called to order @10:00 AM.**

**Attendees:** Patricia Patton  
Melissa Wageman  
Michelle Vonderau  
Jerry Stein  
Rich and Sheryl Connolly

Copies of the **minutes from the May 11, 2013 meeting** were handed out and time was given for attendees to read through them. Jerry asked if there were any amendments to the May 11, 2013 meeting. None were given. Jerry proposed that the May Minutes be accepted as written. Rich 2<sup>nd</sup> the motion. All were in favor.

**Office Reports:** Melissa reports that there are currently 41 homes with **delinquent dues** for the year 2013. The HOA did receive one check from a bank for back payment on a foreclosed property of dues totaling \$1,100.00. Remaining dues for 2013 that are unpaid total \$7,965.00. Delinquent past dues from 2006 – 2012 total \$17,000.00. This brings approximately \$24,000.00 owed in HOA dues to the Association. **Melissa has changed the bookkeeping to Quick Books** to keep track of past dues. This will give the Association an upfront look at our system. It is much more streamlined. There is **currently \$27,398.51 in the HOA bank account**. Melissa received **quotes for Redwood Playgrounds**. One quote to replace and install one of our playgrounds was \$6,224.00, the second quote for another playground as \$4,939.00. These quotes were considerably lower than previous bids that we received to replace our playgrounds. We will need to replace the playground chips with Beauty Bark as well.

Jerry proposed a **solution to help homeowners catch up with back dues**. He proposed that we give homeowner's the chance to erase one year of back dues with one year of currently paid dues. Each year of currently paid dues would take away one year of unpaid back dues. Their debt would be wiped clear when payments caught up to \$0.00 due in unpaid delinquent dues. If a homeowner fell back on current payment of dues, then the owner would loose any credit from delinquent dues and their debt would return to original monies due from delinquent dues. Michelle mentioned that with **Quick Book** we could offer the opportunity to **make payments from a credit card to the Association**. We could also offer a monthly payment plan to automatically withdraw funds in order to spread out the impact of the fees due. **Jerry motioned** that we offer this option to delinquent homeowner's to erase back dues by paying and keeping current dues owed for current year and to erase each year with a current year of paid dues. Patricia 2<sup>nd</sup> the motion. All were in favor. It is hopeful that this will be an incentive to people who owe the Association money. Liens would not be removed until all delinquent dues on a home have been erased and the homeowner is free and clear.

**Michelle passed out copies of the Glen Acres HOA Expenses**. It was determined that the **playground across from the Big Rock** will be the first playground to be replaced.

We need to find out from our handy man the **cost of removal of the current playground equipment**. If the cost of removal of the existing playground is below \$1,000.00 we will proceed with the purchase and installment of the new playground. Jerry will get a bid from the handy man. We also looked at the **playground on 3<sup>rd</sup>**. We will **replace the slide only** and replace the playground at a later date. The cost to repair the slide is \$827.00, installation not included. Jerry will talk to the handyman regarding this as well. The **basketball backboards** were also discussed. The current backboards have specific hardware that will need to be modified to replace with new backboards. Jerry will talk to the handyman regarding possibilities for adjustments for new backboards. It is undecided as to what equipment we will use to replace them. This will be determined by our options to repair and replace backboards. Michelle and Melissa would like to receive quotes from the handyman that include an hourly rate and approximate time for each bid. **Jerry proposed that we vote on having the slide replaced**. Rich 2<sup>nd</sup> the motion. All were in favor. We will replace the playground on 83<sup>rd</sup> if we the cost for the removal of the old equipment is reasonable. **Jerry proposed that we proceed with plans** for the purchase and installation of a new **playground on 83<sup>rd</sup> by the Big Rock** if the cost of removal is below \$1,000.00. Rich 2<sup>nd</sup> the motion. All were in favor. We will proceed with this as soon as possible.

There have been **no issues or complaints since our last meeting**. One homeowner **offered to purchase playground equipment for the playground closest to her**. Jerry will contact her and inform her of the legalities of doing something like this and to the fact that our liability insurance would not cover something like this. There were no complaints regarding the **4<sup>th</sup> of July** this year. Michelle reported that there **are two vacant homes**. One home is being taken care of by a bank and the other one is vacant. There is a lien on one of the homes and we should see something back from the bank when the property has been settled. There is also **a home on 85<sup>th</sup> that is unoccupied**.

Jerry suggested that we send out letters to **homeowners who are not properly maintaining their yards (mowing, etc)**. Jerry will drive through the HOA and inspect the yards and make a list. He discussed that many of the homes need to be painted. The siding shows mold if it is not maintained and painted regularly.

Jerry asked if there were any unfinished business. We are in the process of **getting quotes for new insurance**. It is hopeful that we can bundle our insurances and save money.

**New Business:** Jerry would like to **send out a newsletter sometime around September 1st** to inform homeowner's of the work that is being done and how their dues are being spent. This would include the new slide, playground, and basketball backboards **The first invoice goes out to homeowner's in late December for next year's dues**. Notices are sent out twice. Once the new playground is in place **we will need people to help spread the beauty bark**. Jerry asked if there were any other issues to discuss. None were given. Jerry proposed that the **meeting be adjourned at 11:05**. Rich 2<sup>nd</sup> the motion. All were in favor.

Minutes prepared by Sheryl Connolly  
Secretary