

Glen Acres home Owner's Association
May 11, 2013
www.glenacreshoa.org

Attendees: Rich and Sheryl Connolly
Patricia Patton
Jerry Stein
Betty Andrew
Melissa Wageman
Michelle Vonderau
Nghai and Loan Pham

Copies of the **minutes from the March 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 March 8, 2013 meeting. None were given. Jerry proposed that the March minutes be accepted as written. Rich 2nd the motion. All were in favor.

Nghai Pham, new GAHOA residents, stated that **he tried to reach the Association** and was unsuccessful. It was determined that the link was going to our old website and Jerry would contact Marilyn Blackburn to discontinue the old website, mark it inactive, or put in an addition to redirect people trying to contact us until this contract was up for renewal.

Officer Reports: Melissa states that 74% of the homeowner's have paid their **dues for 2013**. Forty-nine homeowner's are delinquent regarding payment of their dues, six of which are bank owned homes. Here is a report of the **repairs and/or work in progress** that have been done since our last meeting:

The Playground across from the Big Rock

- **The damaged wood boundary and exposed rebar have been fixed**
- **In process of getting estimates on new playground**

Big Rock

- **The fence has been repaired**

Sport Court on 83rd and 1st Place

- **The net has been replaced on the basketball backboard**
- **The chain link fence will soon be replaced**

Playground and Retention Pond on 3rd St. and 84th Ave

- **Have replaced damaged wood border and exposed rebar**
- **The chain link fence will soon be replaced**

Sport Court on 3rd St and 85th Ave

- **Net in basketball court has been replaced**

Other Needs

- **The missing caps on white vinyl fence have been placed**
- **We have gotten estimates on bark replacement and/or planting grass**
- **One dog waste station has been placed and we will watch to see if they are being used**

Melissa received a **bid** from one **playground company** to replace our two playgrounds. The bid was extremely high and out of the Associations budget. It was in the range of \$56,000.00. We will proceed to check out other options and companies. We will consider replacing the plastic playground with redwood which is considerably cheaper, it can be up to 1/3 or 1/4 the cost of our first option. One company that we will look at is called Rainbow and they often have discounts of up to 40-50%. Melissa looked into the cost of replacing just the slide and that alone would be \$2,000.00 per slide plus the cost of labor. It may be more cost effective to replace entire playground with a redwood one. Rainbow also has **basketball court equipment** that we will get a bid on. It was suggested to wait on the **playground cedar chips** until we make a decision on playground equipment.

The **codes on placing playground equipment in an area** have changed since this association was built and the playgrounds across from the Big Rock and the swing set on 84th and 3rd are not up to the new code. We will need to take the new codes into consideration when purchasing new equipment.

Town and Country Fence Company gave us a bid \$235.00 to fix the chain link fence behind the tube slide on 84th and 3rd. The bid was very reasonable and there is money in our budget for fence repairs. Jerry asked if there was any further discussion, none were given. Jerry proposed that we go ahead and have this repair done. All were in favor. They will come out next week to do the repair. The chain link fence on 83rd and 1st will also be repaired. These fences need to be repaired. It is a security and safety issue.

Melissa looked into quotes for new **Landscapers** and found that the company (Greening America) that services us at this time is very reasonable. This company has not raised their prices in 5 years and is always agreeable to do extra work when we ask them. Rainbow quoted us \$4,789.26 per month. We currently pay \$950.00 plus tax per month with Greening America. Jerry suggested that we continue our contract with Greening America. Betty Andrew 2nd the motion. All were in favor.

Quotes were received for replacing and/or adding bark to existing areas. **Bark King** gave us a quote of \$54.00 per yard installed for a total of \$2,057.00. **Riverside Top Soil** gave us a bid of \$36.33 per yard without installment for \$1,380.00 plus tax. **Greening America's** bid was \$2,400.00 to excavate, dig out and lay bark. It was discussed that we could hire our handyman Darryl to spread out the bark to save the Association money. Melissa drafted a volunteer release form in order to perhaps have willing homeowners spread the bark. We are unsure of the legality of having this done and will have our insurance company look into this or perhaps the association's lawyer. Jerry has a friend who is a lawyer and he will speak to him regarding this.

The Association is looking into other **insurance** options to save the association money. Our insurance policies are not quite up to the 90day requirement (June 1st) to have quotes given. We will look at this option at our next meeting.

We asked the Landscapers for a quote for **replacing the strip of bark** that has exposed plastic **with grass**. They told us that the extensive root system from the trees would make it hard to keep grass in those areas. To pull out the existing bark and replace with new bark would cost \$2,750.00. To remove and replace with grass would cost \$4,085.00. It was decided to replace the old bark with new bark. We will get a quote from Bark King and see if it is not cost effective to have our handyman Darryl spread the bark for us.

The **tree across from Betty Andrew's home** is definitely dead and needs to be removed. Jerry will talk to the landscapers and have them remove it.

Nghai Pham wanted to ask for the Association's permission to add **concrete to his driveway** to extend the parking area on his home. As long as he uses concrete and this is his property he can do this. Jerry was happy that Pham brought this up to the board. Jerry suggested that we approve this addition to his driveway. Michelle 2nd the motion. All were in favor.

The Association will look into options to have the **signage for the Big Rock** taken care of and we will discuss these options at our next meeting.

There is a **problem with parking** in the cul-de-sacs and **blocking entrance for emergency vehicles**. The "No Parking Sign" at the end of 83rd needs to be replaced. Jerry suggested that we call the City in regards to this problem.

Jerry called the City regarding the **uneven sidewalk**. He has not heard anything from the City and he will call them again.

Michelle reports that the **website** is up and running. There is space for homeowner's to respond in this manner with the Association. A **welcome packet** has been put together and is being given out. It contains the latest newsletter, a welcome letter and information on utilities etc. is included. It was suggested that we add the remaining dates for our meetings. Michelle purchased stamps at Costco. The website is \$110.00 per year.

Jerry had a question regarding the **form used for the budget**. He wondered if it showed what was collected and what was still due. He would also like to see how much is in the bank account. There is approximately \$32,000.00 to spend in 2013. \$9,613 has been spent this year.

The Association will try to get people **to pay what they owe in dues**. It was discussed that **going door to door** may be needed. Jerry and Michelle will go door knocking. They will try to find out if the homeowner's occupy their residence or if it is a rental. Jerry asked Melissa to make a spreadsheet that shows current homeowner's and past due homeowner's and also tell if the home is owner or renter occupied. If needed the

Association would cooperate with some kind of **payment plan** to help homeowner's pay their back dues. With remaining late dues the association will send out third notices and increase the late fee. This will be the final warning. After this, legal letters will be mailed to homeowner's warning them of possible liens being placed on their residence. **Liens would be placed when homeowner's owe \$500.00 or more.**

Patricia Patton would like to see a "**Yield Sign**" **posted at the corner of 3rd and 84th.** Jerry suggested the possibility of a stop sign. Jerry will call the city to see if this is possible.

Jerry asked if there were any other questions. None were given.

Jerry proposed that the meeting be called to order at 11:25 and Rich Connolly 2nd the motion. All were in favor. The meeting was adjourned at 11:20.

Minutes prepared by Sheryl Connolly
Secretary