

September 13th, 2014

Glen Acres Home Owner's Association meeting minutes

www.glenacreshoa.org

Meeting called to order @ 10:00am

Attendees:

Melissa Wageman
Michelle Vonderau
Serena Groenig
Jerry Stein
Patricia Patton
Beverly & Jim Taylor

Review of July minutes: There were two corrections to the minutes. All in favor to accept minutes.

Reports of Officers old Business:

- Signs at big rock have been installed. Anti-graffiti coating was added so if they are tagged, it can be washed off with light household cleaner. The anti-graffiti coating was an additional \$10 per sign.
- Retention pond on 83rd Ave. SE. needs to be maintained.
 - Melissa has 2 different bids for the work. If we had both retention ponds done at the same time, they would give a price break. The bid is \$3,200.00 per pond. Removal of trees is an additional fee. Jerry had another quote from Greening of America that will do the pond on 83rd Ave. SE. for \$2,700 with the removal of the deciduous trees in the pond.
 - The budget shows \$18,000 with bills amounting to \$5,500 plus insurance coming due. The recommendation was to do one pond in 2014 and the other in 2015. It was voted that the pond on 83rd Ave. will be done in 2014 after the leaves have all fallen and the pond is full of debris. Greening of America will do all the pond maintenance and removal of one tree on 3rd St. that is split 30ft. up the trunk making it very dangerous. This will be done in 2014. The debris from the tree removal and pond will be hauled out as part of the service. The pond on 3rd St. will be done in 2015. With a quote of \$3,200.00 from Greening of America. All Evergreens will remain as a visual barrier unless dangerous.
- Bark Time did a great job blowing bark along 83rd Drive. A medium grade bark was put down, and it will last about 4 years. It was estimated it would take 23 yards, but it actually took 25 yards. The cost was \$1,178.
- Pressure washing will be followed up on by Jerry Stei. A big thank you to Beverly & Jim Taylor for offering to let Goodbye Graffiti to fill-up their water tanks at their house.

Budget

- Budget was presented by Michelle Vonderau & Melissa Wageman. All in attendance reviewed and accepted budget.

- 153 out of 191 homes have paid their dues for 2014.
- **Auto bill pay users – please make sure you have the correct mailing address for the association. The address changed two-years ago. Below is the correct address:**
Glen Acres HOA
PMB 168, 303 91st Ave NE, Suite E502
Lake Stevens, WA 98258
- One more mailing will be done for those who owe 2014 dues. If homeowner owes more than \$500.00 in dues, a lien will be placed on their home.
- No one in HOA has debts to the HOA totaling over \$1,000.00 anymore.

New Business

- Due to how much trash is left at the sports court on 83rd Drive and 1st Pl, Michelle is going to call Waste Management about a possible trash can at the court.
- A car was broken in to during labor day weekend on 84th Ave. SE. We all need to remember to not leave valuables in our cars.
- There have been quite a few homes selling in our association, and they are selling pretty quickly.

Complaints

- Lawns need to be maintained and kept in good condition.
 - ***Article 4 Maintenance of buildings and lots.** Each owner shall, at the owners sole expense, keep the interior and exterior of the structure on the owners lot, in a clean and sanitary condition, free from rodents and pest and in good order, condition and repair and shall do all redecoration, painting, landscaping, and maintenance at any time necessary to maintain the appearance and condition of the structure and the lot.*

Meeting wrap up

- Jerry Stein's (president of HOA) house should be sold by September 19th. He served on the board for 18 years. Thank you to Jerry for all his hard work!! Melissa Wageman will be president until the January when the election for president will be held. All were in favor of this action.

Meeting adjourned @ 11:05am
 All in favor