



Glen Acres Owners' Association Meeting Minutes

Date: April 14th, 2018 @ 10:30 AM

Period Dates: January -March 31st, 2018

Meeting Called to Order @ 10:30 am

Roll Call / Attendees: Patricia P., Craig D., Lee M., Ed U., Travis President & Rondi Treas/ Sec.

Notice of Meeting: Posted on Website 9/2017

Next Meeting Dates: July 14th & October 13th @ 10:30 AM

Review of Preceding Meeting Minutes: *Approved by All.

Review of Budget: January-March 2018 *Approved by All.

Board Officers Reports:

President Report

- *Cleared trails and cut fallen trees to open up our trail system (1st street park)*
- *Working on dog waste stations locks.*
- *Removed leaning / diseased trees common areas.*
- *Re-negotiating our annual landscape contract.*
- *Scheduling the last three retention ponds to be cleared out this summer.*
- *Inspecting play ground / park areas / basketball courts. Will address any noted maintenance needed and schedule as the budget allows. *Basketball Courts noted interested by Homeowners*
- *Received: Notice from City of Lake Stevens to remove debris on power line trail- *HOA requesting meeting to identify location.*

Vice President Report-N/a

Treasurer Report

- *2018 Dues Paid: 72% <\$11k outstanding balance (as of March 31st)*
- *2018 Delinquency Notices mailed on 3/28. Several email reminders sent prior.*
- *Delinquent HOA dues prior years: <\$15k outstanding balance*
- *Proposed: Collection Attorney to start proceedings to **Foreclose Liens on homes**, to collect on the <\$15k past dues *pending Attorney 's estimate of court costs & budget review.*
- *2017 Association Taxes completed and mailed by March 15th due date.*
- *If you have an outstanding balance with the HOA, please contact the Board to set up a payment plan. We are in need of these funds to properly Manage & Maintain our neighborhood common areas.*

Secretary Report

- *Violations: Trash, recycle and yard waste containers storage. *Violation letters & fines to follow immediately.*

- *The Association is paperless since late 2016 and homeowner Email Addresses are required to complete your HOA account- *Please provide your email address to the HOA Board ASAP so we can complete your HOA account. We need to be able to contact you in a timely manner when necessary. All invoicing for Annual Dues are Emailed.*

Committee Report-N/a

Elections:

- Vice-President: Open position.
- Neighborhood Committees: Open Positions.

Unfinished Business:

- Park on 3rd Fencing Proposal- install 30' of fencing in front of the small child play structure. *Pending: the collection of our annual HOA dues.
- Signage Proposal: Pick-up after your dog, no camping or fires, Park & Trails closed: Dusk to Dawn & Glen Acres residents only. *Pending: the collection of our annual HOA dues.
- Homeowners request to update the CC&R's- Per our Attorney, *most* CC&R's require 100% homeowners vote of approval to make a revision. *At this time we will table this request until further notice and will continue to focus our Attorneys services on the collection of the delinquent homeowners dues.
- HOA Board Candidates Reference Requirements- *Pending the Boards final revisions.

New Business:

- HOA Annual Dues Revisions: Effective immediately, the Annual HOA Assessments will be Due **December 31st and Late January 15th**. Invoices will be *emailed* by November. If you don't receive your invoice by December 1st contact the Board immediately. Beginning for the 2019 HOA Dues. *Approved by all.
- Payment Options:
 - *On-line Bill Pay. Set up at your bank to send us a check on your behalf.
 - *Credit Card Payment. Email the HOA Board to activate the *Link* on your invoice. (\$10 convenience Fee added)
 - *Mail a Personal Check. Payment must be Postmark by January 15th to avoid late fees / fines.
- Reminders: Trash, recycle and yard waste containers must be stored "*screened from view*" and **not to be stored in the front of garages / front porch areas.** *The fine is: \$10 per container / per day. Our neighborhood CC&R's are posted to our website for your convenience.
- Reminders: All *exterior* changes to your home, yard, fence, paint color and landscape must have **written approval** by the HOA board prior to the start of work.
- Planter Strip / sidewalk area in front of homes: It's time to start pruning the trees, mowing the grass and weeding the *planter strip sidewalk area* in front of our homes. If you are having challenges with this, please email the Board right away to avoid fines.
- Parks, Wooded, Greenbelt & Common Areas: Please alert the Board immediately, if you notice anything that needs attention. And / Or call 911 if you see any camping, camp debris or camp fires within our neighborhood. We appreciate and welcome your comments and / or concerns. The HOA Board members volunteer their time to our neighborhood, in efforts to keep our

neighborhood a great place to live and appreciate any help along the way. We may be reached at: glenacres1@hotmail.com

- Vice-President Board Position Open: Please email the Board if you are interested.
- Homeowner Account Requirement: Please keep your **Email Address** updated with the HOA Board. We are paperless and **Email** all correspondences (as of 2017) including the invoicing of your annual HOA dues. If we *Mail* you a correspondence going forward, the Board will add a **administration fee** to your HOA account. * Please mail us if you don't have an email address.
- Towing resolution for parking violations- Towing will be added to our neighborhood CC & R's as part of the **Parking Violations Resolutions**. Our Attorney is drafting this resolution and legally recording it. Our neighborhood CC&R's are posted to our website for your convenience.

Meeting Adjourned @ 11:30 AM.