



Glen Acres Owners' Association Board
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Glen Acres Owners' Association Meeting Minutes

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

Period Dates: April -June 30th, 2018

Meeting Called to Order @ 10: 32 AM

Roll Call / Attendees: Loren F., Suzanne F., Travis -president & Rondi-treasure&secretary and Patricia P. arrived at close of meeting.

Notice of Meeting: Posted to Website

Next Meeting Dates: October 13th @ 10:30 AM & January XX @10:30 AM (Date TBD posted to website)

Review of Preceding Meeting Minutes: April 14th, 2018 meeting. **Read by Travis and approved by all.**

Review of Budget: April-June 2018. **Read by Rondi and approved by all.**

Board Officers Reports:

President Report

- **Street Trees-** HOA pruned neglected trees; Travis & homeowner assisted in this project. ***Reminder to Homeowners-please prune the street trees in front of your homes immediately.*The Association Board does not want to issue Violation Fines for non-compliance.**
- **Garbage, Yard Waste and Recycle Containers-** Containers not to be stored in the front yard or garage areas. Fine is \$10 per day, per container.
- **New Parking Enforcement Policy-**The Association has adopted **Towing** to our neighborhood CC&R's (effective 9/18/18) ***Recreational vehicles and Boats are prohibited to parked on streets and/or driveways within our neighborhood at anytime. And- Please do not use our neighborhood streets for overnight parking. Guest passenger vehicles allow occasionally ,only. 7/18/18-Notice mailed to all homeowners and posted to our neighborhood website.**
- **Dog Waste Bag Kiosk-** HOA to load bags manually in lieu of buying / installing new locks.
- **Landscape Annual Contract-**pending neighborhood walk with owner.
- **Retention Pond Maintenance-** Ponds 2,3,5 to be cleared August / September*pending weather
- **Play Ground Structure Inspections-**The City of Lake Stevens certified inspectors; we may be able to utilize. Pending confirmation
*** Please notify the HOA Board immediately if you view any damage to our play structures or common areas.**

- **Debris on Power Line Trail & Trail System-** HOA Board has removed several truck loads of debris and we still have more to remove- this is very expensive. Please pick-up after yourself, littering is a crime. Our parks, sidewalks and trail system are very littered. **BIG Thank You-** to all who volunteer their time to keep our neighborhood litter free during your neighborhood walks! Your efforts are recognized & appreciated!!
*Loren suggested we look into the possibility of selling the power-line property to the City due to the large expense it is for the Association to keep debris cleared out and trespassers from occupying in these areas as homeless camps each year.
- **Fencing Quote Park on 3rd-Pending** quote
- **Signage Order-**Parks and trail system open hours. Proofs / quote received & ordering once we map out each location.
- **Open Hours of Common Areas:** Parks / trail system / common areas Closed Dusk-Dawn. Signage posted soon. This will help us to vacate trespassers in our common areas more easily by law enforcement when needed.
- **Home Plot Plans-** We added to our website a new neighborhood map! In addition, we added directions on how to view your plot plan(lot & property lines) on the Snohomish County website. This is a great tool to use before you do any changes / additions to the exterior of your lot. The HOA Board will request that you to submit this prior to the start of any exterior project.
- **Basketball Court on 83rd-**One basketball board and hoop ordered-Install coming soon! * **Please remove the mobile basketball hoop and ball net asap, HOA to remove upon install of new hoop if still present. Thank you.**

Vice President Report- Vacancy

Treasurer Report

- **2018 Dues Paid:** 95% (14 homeowners outstanding debt of <\$3500K as of June 30)
- **Delinquent Dues Prior years:** 10 repeat offenders (outstanding debt of <11,500)
- **Delinquent Total:** <\$15k, all accounts have been forwarded to Collection Attorney for placement of property Liens.
*Please respond to our Collection Attorneys letters immediately /upon receipt to avoid further fines. Payment plans available.
- **Association State Registration:** Annual renewal completed.
- **2019 Annual Assessments invoices:** Assessments will be emailed out by November. Please set an reminder and check your junk / spam folders in case your email security recognizes your invoice as Spam or Junk email.
7/18/18-Formal Notice mailed to all homeowners and posted to our neighborhood website.
*Loren suggested we look at the quick-books receipt template formatting.
- **Correction from April 2018 meeting minutes:** 2019 Assessments "due " date is January 1st and "late" date is January 16th.
7/18/18-Formal Notice mailed to all homeowners and posted to website.

Secretary Report

- **Violations:** Trash, recycle and yard waste containers storage. Notices & Fines of \$10 per day/per containers have been sent out and more to follow each week as we do our weekly drive through.
****Thank you to all who have responded to our notices promptly, all your neighbors appreciate it. Let's clean up our neighborhood!**** Trash containers are unsightly and no one wants to look at garbage containers everyday! Note-Keeping unattended garbage containers in your front yards, may bring unwanted trespassers and pests to your property.

- *The Association Board is paperless as of late 2016. The HOA Board requires your **Email Address** as your main form of contact for you and to complete your HOA account-Please keep your email address current with the HOA Board so we may contact you in a timely manner when needed.*

Neighborhood Committees Reports:

Events / Club Coordinators-Vacancy

Park / Common Area Ambassadors-Vacancy

Clean-up / Shine-up Team Players (quarterly)-Vacancy

Elections: Please contact the Board if you are interested in volunteering for any open positions.

- Interim Vice-President

Open Neighborhood Positions:

- Neighborhood Committees (**Events / Club Coordinators, Park / Common Area Ambassadors & Clean-up / Shine-up Team Players**)
- Volunteers

Unfinished Business:

- HOA Open Board Candidates Reference Requirements-pending HOA Boards final revisions.
***Goal- to help safeguard our homeowners confidential information when on the Board.**

New Business:

- 7/18/18-Neighborhood Notices to be posted to our neighborhood website and to be mailed out to all homeowners regarding: annual assessment due date, annual assessment late date and parking enforcement policy-Towing addition.
- Volunteers needed- to clean white vinyl fencing and mailboxes areas near your homes.
***Please let the Board know if we may use your hose bib / water to help clean our white neighborhood fencing near your home.**
- Entry Signage for our neighborhood? Looking into quotes for locations- 87th ave SE, 83rd ave SE, 3rd st & 4th st Any suggested locations, please contact the Board.
- Follow-up with The City Regarding **Sidewalk Maintenance**. City has already been out this year. We will follow-up with them to inspect other areas within our neighborhood.2019 project?

Meeting Adjourned @ 11:24 AM

Notes from the Association Board:

Thank you to all who attended our meeting today! Your participation is invaluable! Please check our website regularly for important neighborhood changes, notices and events.

Travis Wright