



Glen Acres

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

Meeting Date: Wednesday July 10th @ 7:00 PM / Location: Haggens Grocery Eatery Department

Period Dates: April-June 2019

Meeting Called to Order @ 7:00 PM by: Travis

Roll Call / Attendees: Jim & Bev T., Rose A., LaVonna I., Holton F., Suzanne F., John M., Travis & Rondi- HOA Board

Notice of Meeting: Posted to Website

Next Meeting Dates: Wednesday October 9th, 2019 @ 7:00 PM (all in favor-meetings to be on weekday evenings)

Review of Preceding Minutes: April 13th 2019 Meeting-Copies provided at meeting & posted to website

Review of Budget: April-June 2019 *Read by: Rondi

Board Officers Reports:

President Report-Read By: Travis

2019 Project Playground & Parks- Safety Improvement & Restoration

Second Quarter Completed Playground Items:

Park 1st Place: Now Open!

- Installed border timbers to a height of 12"
- Installed 25 yards of play chips for a depth of 12"
- Posted Age Use and Warning Labels
- Posted Park Hours & Rules Signage
- Pending Tasks-pressure wash the play equipment & repaint the merry-go-round (Fall-after school summer break)

Park 1st Street, Park 83rd Ave, Park 3rd Street & Big Rock Park:

- Dismantled all damaged play structures & equipment
- Removed all rotted timber borders
- Park 83rd removed three leaning trees
- Big Rock Park removed one dead tree

Park 3rd Street:

This park is next on our to-do list and is still in the beginning / planning stage of its restoration. As things progress, updates will be posted to our website. Our initial goals are as follows:

- Install new perimeter border for a future swing or play structure. Quote is: \$1700 (existing size & materials only)
- Install play chips to a height of 12". Quote is: \$ 3100 (existing size & materials only)
- Request / Receive quotes for a swing set structure, play equipment, installation costs, materials & labor costs.
- Post: Age Use & Warning Sign Labels
- Install Playground Parks Hours & Rules Signage at entrance-Completed

Trail-head and Playground Parks:

- New park hours & rules signage: posted throughout our common areas to help deter after hours trespassers and to help assist LSPD to evict them if / when necessary. All common areas are closed Dusk-Dawn.

First Quarter Completed Playground Items:

- Park 1st Street-removed Geodesic Dome (unrepairable)
- Park 1st Place-removed digger (unrepairable)
- Park 83rd-Tetherball loop in rope removed
- Park 3rd Street-pounded down border stakes
- Requested quotes for priority 1 noted inspection repairs

Neighborhood Observations:

2019 annual neighborhood audit / inspection is underway. Please visit our website to review our neighborhood CC&R's. Summer is a great time to refresh ourselves on our neighborhood rules. As a kind reminder: each of the following have a minimum potential fine of \$10-\$30 per violation, per day.

- Homeowner Fencing Repairs-please remove damaged fencing immediately and replace, and /or take down the damaged panel until you can replace it.
- Garbage, Recycle & Yard Waste Containers-must be stored away from street view & not in front of homes or garages, Fines are \$10 per container, per day for the first offense and \$30 per container, per day for the second offense.
- Exterior Lot & Home Changes and / or Improvements- including; painting, roofing, fencing, siding, sheds or structures, and additions, must have prior approval from the Board before work commences to avoid daily fines.
- Unauthorized Parked Vehicles will be towed and impounded. Campers, trailers, recreational vehicles, large work trucks, open/closed trailers, boats, and jet skis are prohibited to be parked anywhere within our in our neighborhood, streets or on any Lot. The exception is parked inside closed garages.
- Maintenance of Sidewalk Planter Strips & Street Trees is the homeowner's sole responsibility to maintain per our neighborhood CC&R's. Please share the following tasks with your neighbors: pruning, weeding, mowing, and the removal of fallen leaves each season. *if you are experiencing a hardship that is preventing you from maintaining this area, please contact the Association Board immediately.

Neighborhood Trees- Please report to the Association Board any diseased, dangerous, leaning or fallen trees. Thank you.

Vice President Report-Vacancy

Treasurer Report-Read by: Rondi

Annual Assessments are due: January 1st and Late January 16th of each year.

- 91% Paid for 2019 Dues < \$3k
- 15 Total Delinquent homeowners all years: <\$17k
- All delinquent homeowners: forwarded to our Attorney for collection and will have a claim of Lien recorded against their properties, until the HOA dues and all accrued legal fees are paid in full. *Payment Plans are available. Please email the Association Board today to make payment arrangements, Thank you!
- 2019 New home Sales / New Homeowners: 8

*Three of our eight new homeowners attended today's meeting. Welcome to the neighborhood!

Secretary Report-Read By: Rondi

Violations / Complaints this Quarter: Garbage, Recycle & Yard Waste containers stored / left in front of homes after Wednesday, Maintenance of Buildings and Lots, Fencing Damage & Repairs, Landscape Maintenance sidewalk area, Street Parking concerns & Trees in Common Areas.

Neighborhood Notices & News:

- Playground Parks Safety Improvements Notices 1-4, have been posted to our website and / or emailed to all homeowners.

Neighborhood Committees & Reports:

Events & Club Coordinators, Park & Common Area Ambassadors, Clean-up & Shine-up Team Players -Vacancy

Elections:

- Vice-President position is open for a 3-year term commitment. Please contact the Board if you are interested.

Unfinished Business: N/a

New Business:

- Patricia P., volunteered to assist the Board & will be training for a future Board position.
- John M. proposed: install topsoil and grass seed to Park on 1st Street, to make it an open space park-Board to get quotes and revisit at our next meeting.
- Several homeowners proposed: have a neighborhood garage sale as a neighborhood fund raiser event. Homeowners may like to share their profits to help with our playground improvements-Board will send out an email to gauge interest and proceed accordingly.
- Rose A. Proposed: contact collection agencies as another avenue to collect the \$17K of delinquent HOA dues-Board to contact collection agency companies and revisit at our next meeting.
- Volunteers Needed: Playground Parks & Improvements Fund Raiser Events.

Meeting Adjourned @ 7:19 PM. *Thank you all for your participation today!