



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

Meeting Date: Wednesday October 9th @ 7:00 PM / Location: Haggens Grocery-Café Department

Period Dates: July-September 2019

Meeting Called to Order @ 7:02 PM

Roll Call / Attendees: Seth W., Jim G., Rondi-Treasurer / Secretary & Travis-President

Notice of Meeting: Posted to Website

Next Meeting Dates: Wednesday-January 8th, 2020 @7 PM *Annual Meeting and Elections

Review of Preceding Meeting Minutes: July 10th, 2019 Meeting-Copies provided & posted to website

Review of Budget: July-September 2019 & Proposed 2020 Budget

Association Board of Directors & Officers Report

President Report

Vote on: 2020 Proposed Budget (All in favor) *Effective January 1st, 2020

Neighborhood Observations:

2019 annual neighborhood audit / inspection-Thank you to all the homeowners who have removed their trash, recycle and yard waste containers out of street view, for removing your parked vehicles from our streets and for cleaning up your properties! Several homeowners have shared their positive comments on the improvement of our neighborhoods curb appeal! Thank you- for your pride in community & homeownership! Let's keep all our home values growing.

2019 Playground Parks- Safety Improvement & Restoration:

The Board has postponed the restoration on the Playground Parks until receipt of the 2020 HOA dues, at which time we will revisit and decide a plan of action for 2020. We will continue to post our progress to our website. If you are interested in volunteering to help with the installation work (digging holes, adding cement, drilling and assembly of structure etc.) for our future play equipment, please contact the Board. We will need approximately 10 volunteers to complete the installation in a one-day timeframe.

If you SEE something, SAY something-Trespassers Awareness:

The Association Board has been tasked (due to budget constraints) to personally remove homeless trespassers and the debris left behind in our common areas (our trails, wooded areas, powerlines, parks) We have also had an increased amount of shopping carts being used to transport stolen garbage into these areas. That being said-we need to please ask for your continued help with this issue. If you see or hear any activity after **Dusk** in our common areas, see someone with a shopping cart, notice a tent in the powerlines and / or wooded areas, please immediately call 911 so a no-trespass may be served. By doing this-LSPD has the authority to take them to jail if they return after being served. This is the only legal way we can deter people from trespassing, vandalizing & living in our common areas. We need to **ALL** work together to keep our neighborhood debris free, drug free and as safe as possible. *After calling in a report to LSPD, please email the Board so we may follow-up with LSPD. Thank you.

Thank You!

A big Thank You, to The Miller Family, for pressure washing the white vinyl fencing on our walking path & for trimming back the blackberry bushes at 1st Street park and to The Konstacky family, for picking up discarded debris each week on your walks through the neighborhood. We appreciate all you do!

Trees- If you see any trees that are diseased, dangerous, leaning or fallen-please immediately report this to the Association Board. Thank you.

Exterior Lot / Home Changes & Improvements need prior approval: Including; painting, roofing, fencing, siding, sheds or structures, and additions, must have prior approval from the Board before work commences per our CC&R's.

Unauthorized Vehicles will be towed and impounded: Campers, trailers, recreational vehicles, large work trucks, open/closed work trailers, boats, and jet skis are prohibited to be parked within our in our neighborhood's streets, yards, and lots.*Please note: Street Parking is for the occasional guest only, homeowner vehicles will be towed & impounded.

Sidewalk Planter Strip Landscaping & Trees in front of homes: Please prune, weed, edge, mow, and remove fallen leaves in this area. This is solely the homeowner's responsibility to maintain and not the Association Landscape Services. Please contact the Board if you see trees that are damage and / or diseased. Thank you.

Vice President Report-Vacancy

Treasurer Report

Annual HOA Dues: Due- January 1st and Considered Delinquent- January 16th of each year.

Proposed 2020 dues effective January 1st are: \$231.52

2019 Paid Dues: 93% < \$3K

Delinquency Total All Years: < \$17K

Delinquent HOA Accounts: All delinquent homeowner accounts have been forwarded to our Attorney for collection and / or a Claim of Lien recorded against the property. Payment Plans are available and we would be glad to work with you. Please contact the Associations Attorney to make payment arrangements. Thank you.

Emailed HOA Dues Invoices: Annual Invoices are Emailed by November 1st each year, for the following years dues. Please keep your Email Address current on your HOA account to ensure you receive your annual invoice and important neighborhood information. *We are Paperless (as much as possible) to save on our monthly budget expenses.

Secretary Report

Welcome New Homeowners: Please help us Welcome **10** new homeowners to the neighborhood! New homeowners, please visit our website for an overview of our neighborhood & Association and feel free to email the Association Board if you have any questions. We look forward to seeing you around the neighborhood & at our HOA Meetings.

Neighborhood Violations & Complaints: Homeowner Street Parking, Garbage, Recycle & Yard Waste Containers- left / stored in street view, Maintenance of Buildings and Lots and Homeless Trespassers & Debris-common areas, Shopping Carts w/Debris-common areas.

Neighborhood Notices & News: Please regularly visit our website and check back often to stay updated on our Neighborhood News and Notices.

Neighborhood Committee Reports Get involved! And help make our neighborhood a great place to call home!

Fundraiser Committee-Vacancy *help raise funds to restore our playground parks & future common area improvements

Neighborhood Events & Clubs-Vacancy * get homeowners together by planning events and our annual yard sale

Playground Park & Common Areas-Vacancy * assist the Board with regular inspections of all common areas

Architectural Control Committee-Vacancy * assist the Board with paint color & improvement requests

Elections: January 8th, Annual Meeting. The Vice-President position is open for a 3-year term commitment.

Unfinished Business:

- New Rules and Open Hours signage have been posted to our Common Areas. We will be installing signage to our trail system and power-line areas soon.
- Playground Parks Restoration-revisit and set future action plan upon full receipt of 2020 HOA dues

New Business:

Request for volunteers-Architectural Control Committee.

Overview of position:

- Enter & manage paint color and improvement requests on an Excel spreadsheet
- Visit the property & with the homeowner, the same week the request was received
- Take pictures of improvement location for our records & for Boards review, approval, and / or disapproval
- Confirm- the requested paint color is not being repeated. Goal: not within 3 homes and / or across the street
- Confirm- the requested improvement and / or paint color is aligned with our neighborhood CC&R's & established colors and / or materials.
- Email all requests & confirmed information to the HOA President for final review, approval, and / or disapproval.

Meeting Adjourned @ 8:20 PM (All in favor)