



Glen Acres
Glen Acres Owners' Association
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2026 Annual Meeting Minutes

Welcome to the Glen Acres 2026 Annual Zoom Meeting.

Today is Friday, March 27th, 2026 @ 5:00 PM-meeting notice posted to website & mailed to all members

Roll Call: *Barbara F., Erin & Chad R., Katelyn D. & Travis & Rondi-Board of Directors & Officers*

Preceding Meeting Minutes: meeting minutes posted to website after the meeting & copies provided to all members in today's meeting.

Minutes Approved

Budget Ratification: budget posted to website and mailed to all members with the 2026 invoices
The 2026 operating budget increased by \$2,826.00, resulting in an annual payment increase of \$14.80. Our 2026 annual dues are \$310.30.

- Paid dues: 96 % / 183 association members paid / \$59,267 deposited / \$ 76,900 bank balance
- Delinquent dues: < \$ 2482 .00
- Proxy votes received: 20 / 1 opposed

Budget Ratified

Delinquent Properties & Collections: annual dues are due by January 1st and delinquent as of January 16th.

All three notices of delinquency were mailed out to our homeowners. The next step is to forward all delinquent HOA accounts to our Lawyer for collection at the homeowner's expense. Accrued collection fees are the homeowner's obligation and will be added to their HOA accounts. If necessary, the association intends to move forward with court proceedings to collect all outstanding debts, as directed by our neighborhood governing documents. The association cannot carry the delinquent debts of our homeowners. Payment arrangements are available.

Election: Board of Directors (no new applicants)

Board Reports:

Completed Projects

2024-repainted merry-go-round at 1st Place Park

2024-resurfaced both sport courts and

2024- added pickleball nets to both sports courts

2025-six retention ponds cleared out (\$20,000 expense) to achieve compliance with the City of Lake Stevens

2025- mailboxes stand bolts secured

2025-completed the replacement of all benches and picnic tables in common areas (*TY--HOA President installed*)

Proposed 2026 Projects

2026- professional inspection & repair estimate of all 6 retention ponds internal drainage systems

2026-replace open railing fencing Big Rock Park

2026-estimate for fencing repairs around retention ponds

2026-estimate for play chips 1st Place Park & grass seed at Park 83rd Tot Lot (across from big rock)

2026-replace both sport court basketball nets-*replaced annually*

2026-add and or replace “stay out” signage to pond areas, as necessary

2026-City of Lake Stevens Powerline” **Bayview Trail**” Parks Dept. Jill Meis 425-622-9431 (*City of LS Project*)

Reports: CC&R’s & Neighborhood Reminders:

- **NO Boats, RV’s, Campers, Trailers, Box Trailers, Cargo Trailers, Oversized Trucks/ Vehicles or Motorcycles** parked on our streets or lots. Please keep our streets clear for emergency services. Seconds do matter! Cluttered streets or illegally parked vehicles can turn an emergency into a tragedy! Please Park your vehicles inside your garage and in your driveway. Please **do not block city sidewalks or park in cul-de-sacs** at any time! Street Parking concerns please call: 425-407-3999 non-emergency dispatch.
- **Trash / Yard Containers** left in street view after garbage day, carry a fine of up to \$30.00 a day. Please keep these containers stored away from street view, and curious trespassers or wildlife.
- **Exterior Changes to Properties or Homes:** all exterior changes must have the board’s review and approval before the start of any work. If you have an upcoming Spring or Summer project, please send us the details for our review & approval, as soon as possible. There is up to a **20-day review period**.
- **Tree Awareness:** if you see any tree that has damage, leaning or discolored, contact us immediately for a professional assessment.

Old Business & New Business:

If you have further topics you wish to discuss with your Board, please feel free to contact us via email.

We are here to help!

Thank you all for participating in our meeting today. We appreciate you taking the time to join us.

Meeting Adjourn @ 5:12 pm