

# GLEN ACRES HOA ANNUAL BUDGET

Effective Jan 1, 2015 to Dec 31, 2015

	2014 Proj. Budget	2014 Actual	2015 Proj. Budget	Comments
<b>INCOME</b>				
Amount in Bank Account 1-10-2015			\$ 6,875	
Past-Due Homeowner Dues		\$ 19,060		2013 and before
Homeowner Dues	\$ 34,762	\$ 28,756	\$ 34,762	12 homes have already paid for 2015
<b>TOTAL INCOME</b>	<b>\$ 34,762</b>	<b>\$ 28,756</b>	<b>\$ 34,762</b>	
<b>EXPENSES</b>				
<b>Payroll Expenses</b>				
Board Officers	\$ 9,000	\$ 9,000	\$ 9,000	
<b>Total Payroll</b>	<b>\$ 9,000</b>	<b>\$ 9,000</b>	<b>\$ 9,000</b>	
<b>Administrative</b>				
Postage	\$ 413	\$ 392	\$ 392	Newsletter & Invoices Mailings
Office Supplies	\$ 150	\$ 134	\$ 150	
Website / PO Box	\$ 290	\$ 290	\$ 300	Website is \$110/yr. & PO Box \$180/yr
Magnets / Calendars	\$ 60	\$ 60	\$ 60	
Quickbooks	\$ 75	\$ 266	\$ 351	
<b>TOTAL ADMIN.</b>	<b>\$ 988</b>	<b>\$ 1,142</b>	<b>\$ 1,253</b>	
<b>Maintenance</b>				
Landscaping	\$ 12,380	\$ 12,379	\$ 12,380	Contract
Retention Pond	\$ -	\$ 2,932	\$ 3,000	
Playground Maintenance & Bark	\$ 5,000	\$ 1,959	\$ 1,500	
Tree Service	\$ 1,000	\$ 1,303	\$ 1,600	
Fence Repair	\$ 500	\$ -	\$ 500	
Pressure Washing	\$ 700	\$ -	\$ 700	
Garbage Hauling	\$ -	\$ -	\$ 195	Garbage pick-up for parks
General Maintenance	\$ 1,500	\$ 586	\$ 1,000	
<b>TOTAL MAINT.</b>	<b>\$ 21,080</b>	<b>\$ 19,159</b>	<b>\$ 20,875</b>	
<b>Professional Fees</b>				
Legal / Liens	\$ 200	\$ 493	\$ 400	
Bond	\$ 208	\$ -	\$ -	
<b>TOTAL PROFESSIONAL</b>	<b>\$ 408</b>	<b>\$ 493</b>	<b>\$ 400</b>	
<b>Taxes and Insurance</b>				
Federal Income Tax	\$ -	\$ -	\$ -	
Insurance	\$ 3,173	\$ 2,677	\$ 3,173	
<b>TOTAL TAXES &amp; INS.</b>	<b>\$ 3,173</b>	<b>\$ 2,677</b>	<b>\$ 3,173</b>	
<b>TOTAL EXPENSES</b>	<b>\$ 34,649</b>	<b>\$ 32,471</b>	<b>\$ 34,701</b>	

**Glen Acres Home Owner's Association**  
**January 11, 2014**  
[www.glenacreshoa.org](http://www.glenacreshoa.org)

**Meeting called to order at 10:00 AM.**

**Attendees:** Patricia Patton  
Jerry Stein  
Rich & Sheryl Connolly  
Melissa Wageman  
Michelle Vonderau  
Frank & Cheryl Ward  
Brian & Serena Groenig  
Karen Willis  
Latasia Bigelow  
Dellaree Stam

**Copies of the minutes from the November 9, 2013 meeting** were handed out and time was given for attendees to read through them. Jerry asked if there were any amendments to the November 9, 2013 meeting. Melissa wanted to add that the Secretary position would also include being an extra signature for checks written if 2<sup>nd</sup> signature signer was not available and to add management of the web site. Jerry moved to accept the minutes after the additions were included. Patricia 2<sup>nd</sup> the motion. All were in favor.

**Melissa Wageman** announced that we now have a **card reader** if homeowner's choose to pay their dues with a credit card. There would be a 3% fee added for use of the card reader. There was a question as to how this 3% fee should be paid. After some discussion and a motion from Jerry to pass the fee onto the homeowner, and a 2<sup>nd</sup> from Rich Connolly, all were in favor with one abstain vote, it was determined to pass the 3% fee onto the homeowner paying their dues. Jerry said that it was important for homeowner's to **keep contact information up to date in case of emergencies**. Melissa noticed two homeowners **frozen pipes** and was able to contact them regarding water running freely from their homes. Jerry inquired about a **spreadsheet regarding residents dues**, Melissa handed a copy to Jerry.

Jerry read an article regarding an association that proceeded to **foreclose on homeowners** who were behind on their dues. Although he thought this was a drastic measure, he did see the value in using this as an avenue to collect delinquent dues. The Association has several homeowners that owe well over \$1,000.00 in back dues. The total amount in back dues are over \$22,000.00 which dates all the way back to 2007/2008. This will be discussed further when readdressed. The Association has offered several options for payment of dues including forgiving back dues for every year of current paid dues. There has been no response. Homeowner's have options to make payments. The Association understands hardships and is willing to work with homeowners. Michelle wanted to know the fees charged to the Association if a lawyer filed for foreclosures. Past experience has shown the fee to be around \$1,500.00 per household. Some of these fees are recovered and some are not. Jerry asked if there were any other budget issues. None were made.

**Michelle Vonderau** spoke regarding the **change in budget from 2013 to 2014**. Basically the biggest issue will be the addition of new bark. New quotes will need to be received. She changed the budget for this to \$5,000.00 and this will include minor repairs to playgrounds. Postage will stay the same at \$400.00. She was able to get less expensive magnets for the Association, which saved some money. Insurance was also less expensive due to new insurance policies. She was sorry that the Association's Invoices did not go out sooner. They are scheduled to go out this Monday. Dues are due at the end of February.

**Jerry** wanted to **include a message from each Board Member in future Newsletters**. All were in favor. Jerry reports that there have been no recent issues regarding GAHOA. There is one issue regarding a **leaning tree in the greenbelt**. If there is a hazard to people or houses, the Association will take care of the issue. Jerry will take another look. **The slide that is to be repaired** has not received all of the pieces to rebuild it. Melissa will e-mail Chris to see where everything stands. Patricia wanted to know about having the streets cleaned. There are **many leaves** in the streets. Jerry will have the landscapers' blow out the neighborhood. Jerry received e-mail from Marilyn Blackburn regarding a check returned to her from the IRS from the 2004 taxes. It seems that the IRS was paid twice. Jerry asked if there was any other business. Serena wanted to know if it was possible to give homeowners' **more time to help with community service** to the Association. She thought that given more time, more people would help with something like the spreading of bark. From past experience there has been very little help from homeowners'. Sheryl mentioned that it might be a liability to have piles of bark unattended. This issue will be discussed further near next beauty bark spreading.

**Election of Secretary:** The position of Secretary is up for election. The position was discussed and the division of responsibilities was discussed. It was determined that if Michelle Vonderau was to apply for the position and was not elected as Secretary that she could keep her co position as Treasurer. It was also suggested that the fee paid to the secretary not be increased if there were two Treasures to share the position/responsibilities and that only some responsibilities would be added to the position of secretary. Jerry proposed that the position remain at \$150.00 per month with some added responsibilities and that Michelle Vonderau would keep her position as co-treasurer if not elected Secretary. Rich 2<sup>nd</sup> the motion. All were in favor. Interested parties introduced themselves. A vote was taken and Serena Groenig was voted in as the new Secretary. Welcome Serena. Sheryl spoke briefly about the duties of Secretary as these stood at this time. She will e-mail pass minutes to her along with current minutes. Jerry asked that board members stay afterward to discuss new duties to be added to the secretary position.

Jerry asked if there was any other business. None was made. Jerry proposed that the **meeting be adjourned @11:00 AM**. Rich 2<sup>nd</sup> the motion. All were in favor.

Minutes prepared by Sheryl Connolly  
Secretary

March 8<sup>th</sup> 2014  
**Glen Acres Home Owner's Association**  
[www.glenacreshoa.org](http://www.glenacreshoa.org)

Meeting called to order at 10:05 AM.

Attendees: Patricia Patton  
Jerry Stein  
Melissa Wageman  
Michelle Vonderau  
Serena Groenig  
Aaron Aftreth  
Regie Wageman  
Joanne Simmons

Serena Groenig read previous meeting Minutes of January 2014 out loud and Jerry motioned to accept the minutes as read, Patricia 2<sup>nd</sup> the motion, all in favor.

- Congratulations to Michelle & new baby☺

**Reports of Officers old Business:**

- Michelle presented proposed budget, and duties of Treasurer discussed
- Landscaping, dog bag refills, website renewal, lean releases (3) \$122.00 each equaling \$366.00 leans were paid in full
- Working with a new company about leans was recommended by Melissa Wageman and is being researched.
- Jerry wanted to know how much of the lean money that was satisfied came back to the HOA? And recommended having the spreadsheet show budget info of dues collected as well as what the projected spending will be, and a column of reserves to accommodate for insurance and legalities in case of audit. Maralyn show this in past budget spreadsheets for reference. We show \$35,000.00 in expenses and \$7,000.00 left. To view full spread sheet go online.
- Need to collect the remainder of the dues still owed. Melissa presented 2013 spread sheet to show what was actually spent.
- Aron Aftreth recommended sending a last letter to all home owners to collect remaining 2014 dues owed. Will be sent in April and will mention the leans that will be put on properties when dues are not paid. All were in favor to move forward with this action.
- Jerry wanted a new budget sheet with dues paid up to date at the next meeting to see where we were at with membership dues collected.
- Jerry Presented a letter to Melissa from a CK real estate company Marysville 9018 1<sup>st</sup>. pl. SE. Melissa will get back to them and gather more info to present to board.
- Serena Groenig presented getting emails up to date.
- Melissa suggested to put in the invoice to all home owners using the pay it now link on the website to automatically process the dues at a 3% fee to the owner as well as a .50 fee for HOA
- Received a quote on tube slide of \$373.88 includes shipping all voted an ordering the part. all in favor. 2-3 weeks to get installed.

**New Business:**

- Power washing of sports courts and benches, & tables. Company; Goodbye graffiti, Jerry will contact Sports courts on 3<sup>rd</sup> street and 83<sup>rd</sup> st.  
Aaron suggested the metal dome playground (very slick) as well as the asphalt perimeter.

If Pressure washing of estimate came to \$500 or less vote was to move forward with the maintenance. If a home owner wants to do some maintenance on their own it can be done but any contracted work through the HOA must be done by a licensed contractor/company. Serena said “she and her family will pressure wash the playground benches and tables on 83<sup>rd</sup> dr. by the “big Rock” to save the HOA some money.”

- Joanne asked about obtaining a map of the HOA and all the playgrounds, Jerry presented the map and it is again online.
- Jerry had Daril replace the broken down sign post for playground warning on 83<sup>rd</sup> dr. bill was \$95.00 and the city says it is not a city sign and should be removed. Will be talked about later
- Complaints have been made about 87<sup>th</sup> Ave. having an RV parked on front lawn and driveway blocking some sidewalk too, this is against CC&R's and is a fire hazard.
  - Residents were contacted 6 months ago. Complaints have been sent to HOA board members and will be addressed by sending a violation letter to residents. Also be given 14 days to find a new place to store RV and after that will incur daily fee's added on to their dues until it is relocated. CC&R's state: RV and or boats may not be parked in driveways or blocking sidewalks if blocking sidewalks the police will be contacted and tickets given.
- Homeless shelter camp that was found some time ago under the power lines between Haggen and 1<sup>st</sup> st. was handled by police and our landscaping company came in and hauled everything out to get it clean again.
  - In future police can be contacted and social services and they will haul & clear it out free of charge. Please contact police if you see any suspicious camping or behavior in that area.
- Car break in was reported on 84<sup>th</sup> ave. SE. in Feb.
- Aaron suggested beauty bark to be done at the metal dome playground too.

**Newsletter:**

All agreed to have it mailed out at the beginning of April.

Jerry motioned to have the meeting adjourned 11:20am Patricia 2<sup>nd</sup> the motion all were in favor.

Next meeting

Minutes prepared by Serena Groenig  
Secretary

**May 10<sup>th</sup> 2014**  
**Glen Acres Home Owner's Association**  
[www.glenacreshoa.org](http://www.glenacreshoa.org)

Meeting called to order @ 10:08am

Attendees:

Melissa Wageman

Michelle Vonderau

Serena Groenig

**Review of March minutes:** grammatical corrections and accepted pending revisions by all attendees.

**Reports of Officers old Business:**

- Slide installed at the park on 3<sup>rd</sup> Street and functions great. Slide is for children only.
  - The association had to send a check before Big Toys would ship the slide pieces. The quote and check was for \$378.88. Another company just sent an invoice for \$406.03. Melissa is going to call Big Toys to get it straighten out.
- 2<sup>nd</sup> invoices for due collection were sent
  - 72% have been received 139 homes have paid which is up from last year
- Pressure washing has not been done yet due to finding a water spigot to fill 150 gallon tank.
  - Association is willing to compensate for water usage. Melissa will put together an estimate of what the cost might be for the water.
  - Serena will check with a few neighbors who live close by the sports courts.
  - Mail boxers may need to be done as well.
- RV on 87<sup>th</sup> is still parked in the driveway. A complaint will be submitted to Lake Stevens Police since the RV is blocking the side walk. Also, a follow up letter will be sent to resident notifying of fees incurred. Next step is a lien on property.

**New Business**

- Possibility of updating CC&R's would require an attorney fee
  - Talk of a fenced gravel site in association boundaries for parking of RV's and boats for a small monthly fee
  - Locations were discussed, all attendees will check out the association map for options.
- Shed on property of 8617 3<sup>rd</sup> St. S.E. was complained about by a home owner and requests for the property to be better maintained and kept looking "not cluttered" and holiday decorations to be removed promptly after holiday
  - Sheds were discussed and reviewed. The Glen Acres Owners Association Codes Covenants and Restrictions (CC&R's) article 4 sec. 4.01. *No structure of any kind shall be constructed, altered, added to, or maintained upon any lot. Structures must be approved by the board in accordance with this article.*
  - Letter will be sent to residents to remind them of this code of conduct.

**Bark :**

- Last year, we were informed that we would need 50 yards of bark along 83<sup>rd</sup> Dr. which cost \$2,700. Melissa says the street of 83<sup>rd</sup> Dr has about 1,200 ft length of 3' wide and 2" deep=22.22yds. Melissa is going to get revised quotes as well as new quotes from Bark Time and Pacific Topsoil. She's going to see if they can blow in the bark since it's such a big area.

**Big Rock:**

- There are rotten trees by the big rock that need to be removed. Melissa will check on a quote for removal and planting of new plants.

- Big rock sign needs replacing. It was suggested of drilling the sign into the rock but thought it would detract from the natural beauty of the landmark. It will be discussed further at the next meeting.

**Budget** : reviewed and accepted by all attendees

- Note of Insurance refund of \$531.00 ☺

**Meeting adjourned @ 11am**

Minutes prepared by Serena Groenig  
Glen Acres Secretary

**July 12<sup>th</sup> 2014**  
**Glen Acres Home Owner's Association meeting minutes**  
[www.glenacreshoa.org](http://www.glenacreshoa.org)

Meeting called to order @ 10:11am

Attendees:

Melissa Wageman  
Michelle Vonderau  
Serena Groenig  
Jerry Stein  
Patricia Patton  
Dave Brady  
Bethany Turriaga  
Beverly & Jim Taylor  
Susan Lee

**Review of May minutes:** added information of figures & accepted.

**Reports of Officers old Business:**

**Bark:** The board decided the blown bark was the best option for the long strip along 83<sup>rd</sup>. It will take roughly 23 yards to fill the area. There will be a two man team to blow and rake the bark that's included in the quote. Two companies gave quotes:

- Bark Time:
  1. medium grade- \$957.00 + tax
  2. Ultra fine grade- \$1,089.50 + tax
- Pacific Topsoil:
  1. Medium grade- \$988.90 + tax
  2. Ultra fine grade- \$1,430.90 +tax
- Vote for medium grade bark, and to use local company Bark Time was unanimous.

**Pressure washing:** Melissa determined it would cost \$.63 to fill a 150 gallon water tank from Goodbye Graffiti. It would need to be filled 3 times to finish the 2 sports courts. The \$500.00 estimate would not fully cover 2 sports courts and the octagon play area on 1<sup>st</sup> St. Jerry will have the estimate reconfirmed. Beverly & Jim Taylor and Betty Andrew volunteered to let Goodbye Graffiti fill their tanks at their water spigot (thanks was given). It is planned to be done by next month.

**New sign at big rock:** Granite Construction Company was contacted to have an 18" by 24" sign replaced at the big rock on 83<sup>rd</sup> dr.

- Cost estimate for 1 post, installation and signage is \$46.05. It was suggested to have 2 signs one at the south end of the rock and north end at both access points so there is no confusion by visitors. The vote was unanimous.
- It was also suggested by Dave Brady to have the sign say "Glen Acres Not Liable" releasing us from legal action. This will be checked into.
- Betty Andrew recommended a curfew sign at the sports courts, particularly the one on 83<sup>rd</sup> & 1<sup>st</sup> Pl. There has been constant noise ordinance violations at night and litter left behind daily at the sports courts.
- Another sign at 86<sup>th</sup> & 3<sup>rd</sup>, St. needs to have bushes trimmed to be seen better, Jerry will have landscaping take care of the sign.



**Complaint of Shed on property:** Susan & Chris Lee are not happy with the appearance of the structure, and feel it is an eye sore & their home value will be decreased. Bethany Turriaga offered to improve the appearance. Susan requested they move the play house to the backyard. The board suggested moving the playhouse when they want to sell. Bethany was happy to comply with that option, too. Susan will check with husband Chris to ask if this action will be acceptable to him as well. If they are not happy with this option Bethany offered to move it. She needs time to remove part of the fence to get it through to the back yard and get help to move it.

It was agreed that the CC&R's are contradicting and the structure in question is a playhouse (accessory structure) and was built in accordance with the article. Outdoor siding was used and was built in the CC&R's limited traditional style, other than the uniformity that the other homes surrounding it do not have structures in the front yard. The board agreed to let the structure remain until further notice.

- Jerry will have a lawyer friend look at the CC&R's to clarify any contradictions.
- The Glen Acres Owners Association Codes Covenants and Restrictions (CC&R's) article **4 sec. 4.01. Permitted structures** *No structure of any kind shall be constructed, altered, added to, or maintained upon any lot, or upon any other part of the property except: (a) improvements or structures which are constructed by declarant or its agents or assigns; (b) such structures as are approved by the board in accordance with this article 4; or (c) Structures which pursuant to this article 4 do not require consent of the board.*
- **Section 4.2 Uniformity of use and appearance.** *One of the purposes of this declaration is to assure within the property: (a) a uniformity of use and quality of workmanship, materials, design, maintenance and location with respect to topography and finish grade elevation; and (b) that there will be no undue repetition of external designs. It is in the best interests of each owner that such uniformity of use be maintained as hereinafter provided. Architecture of all structures shall be limited to traditional styles. Contemporary architectural styles shall not be considered for approval under section 4.03. No building (except for accessory structures) shall be erected, altered placed or permitted to remain on any lot other than single family dwelling. Accessory structures including storage buildings are permitted as allowed by the requirements of this article 4. Notwithstanding anything herein set forth, the construction of any structure shall comply with the more restrictive of either (i) terms and conditions of this declaration or (ii) the laws, codes, ordinances, and regulations of any governmental entity having jurisdiction.*

**Complaint of excessive pets:** Susan & Chris Lee & Scott (other neighbor) had visual confirmation of Bethany Turriaga cats defecating on her lawn requests were made and then steps were taken to trap other cats (possible strays) defecating on their lawn. Bethany Turriaga, has made changes in regards to the cats being outside and purchased products to give to neighbors to repel her cats. Susan said there has been improvements in the last 2 weeks.

- Betty Andrew had complaints of cats in her part of the neighbor hood as well and they are destroying her heather plants. She has tried cat repellent pellets but they have to be applied frequently and are very expensive. Many of the cats do not have owner confirmation and are possible strays. Animal control will let homeowners borrow traps if wanted to catch the cats so they can be picked up by animal control.
- **Article 4.07 of the CC&R's states:** *household pets shall not exceed three in number; provided that un-weaned puppies or kittens may be kept, all animal enclosures must be kept in a clean neat and odor free condition at all times.*

#### **New business:**

- Garbage issues at the spots courts and on the corner of 83<sup>rd</sup> and 1<sup>st</sup> Pl. It is requested by board that all neighbors do their part in tidying up the neighborhood. Do not litter and help remind their children to use the trash cans.

- Retention pond on 84<sup>th</sup> & 3<sup>rd</sup> was trimmed 2 years ago and is overgrown again. The company Kemp West Inc. will remove re-growth for \$1,800.00. In addition to remove the threatening trees the estimate was \$3,200.00
- Hole under the chain link fence in the green belt behind 23<sup>rd</sup> & 83<sup>rd</sup> behinds Dave Brady's house is a danger and needs to be addressed
- Jerry will have Greening of America give a bid for retention pond work, tree line on 84<sup>th</sup> & 3<sup>rd</sup>, and fence hole to be repaired and maintained.

**Budget:**

Michelle gave the latest figures on the dues as of July 2014. 149 homes have paid dues which put our percentage at 78% .

- Quick books has gone up from initial sign up fee of \$14.00 to \$29.00

Jerry Stein (HOA president) has his home for sale. When it sells he will no longer be on the HOA board. Melissa Wageman will take over presidential responsibilities, Michelle Vonderau will take on all the treasurer responsibilities, and Serena Groenig will have all the secretarial responsibilities until the election for president in January.

Meeting adjourned at 11:28am

September 13<sup>th</sup>, 2014

## **Glen Acres Home Owner's Association meeting minutes**

[www.glenacreshoa.org](http://www.glenacreshoa.org)

Meeting called to order @ 10:00am

### Attendees:

Melissa Wageman  
Michelle Vonderau  
Serena Groenig  
Jerry Stein  
Patricia Patton  
Beverly & Jim Taylor

**Review of July minutes:** There were two corrections to the minutes. All in favor to accept minutes.

### **Reports of Officers old Business:**

- Signs at big rock have been installed. Anti-graffiti coating was added so if they are tagged, it can be washed off with light household cleaner. The anti-graffiti coating was an additional \$10 per sign.
- Retention pond on 83<sup>rd</sup> Ave. SE. needs to be maintained.
  - Melissa has 2 different bids for the work. If we had both retention ponds done at the same time, they would give a price break. The bid is \$3,200.00 per pond. Removal of trees is an additional fee. Jerry had another quote from Greening of America that will do the pond on 83<sup>rd</sup> Ave. SE. for \$2,700 with the removal of the deciduous trees in the pond.
  - The budget shows \$18,000 with bills amounting to \$5,500 plus insurance coming due. The recommendation was to do one pond in 2014 and the other in 2015. It was voted that the pond on 83<sup>rd</sup> Ave. will be done in 2014 after the leaves have all fallen and the pond is full of debris. Greening of America will do all the pond maintenance and removal of one tree on 3<sup>rd</sup> St. that is split 30ft. up the trunk making it very dangerous. This will be done in 2014. The debris from the tree removal and pond will be hauled out as part of the service. The pond on 3<sup>rd</sup> St. will be done in 2015. With a quote of \$3,200.00 from Greening of America. All Evergreens will remain as a visual barrier unless dangerous.
- Bark Time did a great job blowing bark along 83<sup>rd</sup> Drive. A medium grade bark was put down, and it will last about 4 years. It was estimated it would take 23 yards, but it actually took 25 yards. The cost was \$1,178.
- Pressure washing will be followed up on by Jerry Stei. A big thank you to Beverly & Jim Taylor for offering to let Goodbye Graffiti to fill-up their water tanks at their house.

### **Budget**

- Budget was presented by Michelle Vonderau & Melissa Wageman. All in attendance reviewed and accepted budget.

- 153 out of 191 homes have paid their dues for 2014.
- **Auto bill pay users – please make sure you have the correct mailing address for the association. The address changed two-years ago. Below is the correct address:**  
**Glen Acres HOA**  
**PMB 168, 303 91<sup>st</sup> Ave NE, Suite E502**  
**Lake Stevens, WA 98258**
- One more mailing will be done for those who owe 2014 dues. If homeowner owes more than \$500.00 in dues, a lien will be placed on their home.
- No one in HOA has debts to the HOA totaling over \$1,000.00 anymore.

### **New Business**

- Due to how much trash is left at the sports court on 83<sup>rd</sup> Drive and 1<sup>st</sup> Pl, Michelle is going to call Waste Management about a possible trash can at the court.
- A car was broken in to during labor day weekend on 84<sup>th</sup> Ave. SE. We all need to remember to not leave valuables in our cars.
- There have been quite a few homes selling in our association, and they are selling pretty quickly.

### **Complaints**

- Lawns need to be maintained and kept in good condition.
  - **Article 4 Maintenance of buildings and lots.** *Each owner shall, at the owners sole expense, keep the interior and exterior of the structure on the owners lot, in a clean and sanitary condition, free from rodents and pest and in good order, condition and repair and shall do all redecoration, painting, landscaping, and maintenance at any time necessary to maintain the appearance and condition of the structure and the lot.*

### **Meeting wrap up**

- Jerry Stein's (president of HOA) house should be sold by September 19<sup>th</sup>. He served on the board for 18 years. Thank you to Jerry for all his hard work!! Melissa Wageman will be president until the January when the election for president will be held. All were in favor of this action.

Meeting adjourned @ 11:05am  
 All in favor

**November 8<sup>th</sup> , 2014**  
**Glen Acres Home Owner's Association meeting minutes**  
[www.glenacreshoa.org](http://www.glenacreshoa.org)

Meeting called to order @ 10:00am

Attendees:

Melissa Wageman  
Michelle Vonderau  
Serena Groenig

**Review of July minutes:** minutes reviewed, all in favor to accept minutes.

**Reports of Officers old Business:**

- Retention pond on 83<sup>rd</sup> Ave. SE. will be cleaned next week.
- Greening America rescheduled the estimate meeting for clearing trees off 5<sup>th</sup> st.
- Goodbye graffiti finished pressure washing the sports courts. It was mentioned in the spring to repaint the lines in the sports courts to keep it looking new.
- Benches and concrete at the big rock and playground on north end of 83<sup>rd</sup> dr. were pressure washed by local Boy Scout as a service to his neighborhood. He wants to re-stain the benches in the spring too. No objections were made.

**Budget:**

- Budget presented by Michelle Vonderau and all in attendance accepted budget.
- 157 homes have paid dues this year putting the HOA at 82% paid.
- Statements were mailed in October for past due amounts.
- Invoices for 2015 will be mailed in December separate from the newsletter.
- Insurance paid out to \$2,583.00
- Signs were a total of \$112.00
- Magnets were ordered to go out with the November newsletters
- **Auto bill pay users – please make sure you have the correct mailing address for the association. The address changed two-years ago. Below is the correct address:**

**Glen Acres HOA  
PMB 168, 303 91<sup>st</sup> Ave NE, Suite E502  
Lake Stevens, WA 98258**

**New business**

- In 2014 the dues were \$182.00 the dues will remain the same through 2015; all in attendance voted and all were in favor.
- In 2015 is when the possibility of a garbage can and service will be a possibility at the sports courts.
- New shrubs will be planted by the big rock on 83<sup>rd</sup> where a few shrubs have died and have been removed; some homeowners have volunteered to do this as a service in the spring of 2015.

Meeting adjourned @ 10:30am  
All in favor