



2018 Year End Budget

Receivables	Budget	Deposited	Balance	Notes
Annual HOA Dues	-40110	37662	-2448	94% PD
HOA Dues Delinquencies				
Delinquent HOA Dues 2018			2448	12 delinquent
Delinquent HOA Dues Past Years			11052	12 delinquent
Total			<13500	
Administrative Expenses	Budget	Actual	Balance	Notes
Postage	200	-381.71	-181.71	
Office Supplies & Misc.	100	-580.66	-480.66	
Website Annual Service Fee	120	-119.4	0.6	
Quick-books Accounting	425	-587.44	-162.44	
Board Management Reimbursement	10800	-9710	1090	
Total	11645	-11379.21	265.79	
Maintenance Expenses				
Landscaping Monthly Services	10000	-8586.6	1413.4	
Retention Pond Maintenance	3000	-6697.35	-3697.35	
Parks & Common Areas	2000	-1311.63	688.37	
Tree Removal Service	3000	-1676.26	1323.74	
General Maintenance	2250	-1050.24	1199.76	
Maintenance Supplies & Misc.	580	0	580	
Total	20830	-19322.08	1507.92	
Professional / Services Expenses				
Attorney Legal Services	4000	-10660.1	-6660.1	
IRS Tax Services	0	-150	-150	
Common Area Property Taxes	0	0	0	
Common Area Insurance	3405	-4221	-816	
PO BOX	90	-112	-22	
Bank Fee	90	0	90	
Association State Registration	50	-10	40	
Total	7635	-15153.1	-7518.1	
Total Budget Summary 2018	Budget		Expenses	Balance
	40110		-45854.39	-5744.39
Account Summary				Year End Totals
2018 Total Deposits				60579.05
2018 Total Expenses				-45854.39
				14724.66
Bank Balance 12/31				35146.15



Glen Acres

Owners Association

Meeting Minutes for: January 4th, 2018 *Annual Meeting

- **Period Dates : November 6th 2017-January 4th, 2018**
- **Meeting Called to Order: 10:31 AM**

Roll Call / Attendees:

- *Patricia P*
- *Aaron A*
- *Vladimir , Irina ,Elina U & Nakita S*
- *James B*
- *Scott & Teresa N*
- *Travis Wright-President*
- *Rondi Sansaver-Interim Treasurer /Secretary*

Notice of Meeting: *Posted on Website, November Newsletter & listed on the December Invoices*

Review of Preceding Meeting Minutes:

Motioned: Patricia & Aaron

Approved: Yes By: All in Favor

Budget Review:

- *November 6th-January 3rd 2018 Reviewed. Approved: Yes BY: All in favor*
- *2018 Projected Annual Budget (Approved November Meeting)*
- *2018 Budget, Copies made available at meeting and posted on our website.*

Officer Reports:

President

- *Big Thank You to all the homeowners who took immediate action and complied to the CC & R kind reminders from our November newsletter. The neighborhood is starting to take shape. It will take a village keep our neighborhood fit and healthy! Please sign-up for one of our committees. All volunteer help, big or small, makes a BIG difference and much appreciated! (James,Aaron ,Nikita,Elena shared how they volunteer to help keep our neighborhood looking sharp, Thank you for all your efforts)*

- *We will be electing: President Position for 3 year term. I/ Travis Wright would like to continue this position. Is there anyone here also interested? (Travis was voted in as President by unanimous vote , term ends 2021)*
- *Interim Vice President Position Now Open (no interest at the meeting,Please email the Board if you are interested in this position.\$150 month for one year term)*
- *Interim Secretary Position Open, if no interest Rondi would like to continue.(Rondi was voted in by unanimous vote as Interim Secretary. The term ends January 2020)*
- *Rondi -interim Treasurer will continue her position. This position is not open.*
- *Weekly drives report- Still many trash and other bins stored in front of homes or in drive ways not screened from view per our CC&R's. Also-Parking of motorcycles, over sized Trucks,Boats and Trailers. These vehicles are not allowed on our lots or parked on adjoining streets within Glen Acres,with the exception they may be parked inside your garage(if they fit). Our Attorney is working on adding one more step to our Parking violations resolutions,**TOWING**, as an additional resolution to those who ignore our CC & R's & Notices to please comply.(The Parking verbiage discussed in depth,CC&R's wording, Board to re-visit it's understanding with our Attorney and report back to Vladimir and family)*
- *Reminders: Trees and fallen leaves from trees in front of homes.(planter strips) Trees need to be pruned and leaves disposed of , the planter strip in front of homes is the homeowners responsibility. Some tree limbs are starting to hang and will start to block sidewalks and leaves piling up can cause danger as well as drainage issues. Please prune these trees immediately to avoid fines/ fees as the Board will need to hire out for this service if they are not taken care of shortly. We do not want this to become an danger to passersby, meaning your neighbors,children or guests in our neighborhood. Thank you.*
- *Dead or Dangerous Trees: \$ 1300 spent in 2017.Thank you for contacting the HOA to take care of this.(Scott & Teresa alerted the Board of trees (83rd) that need inspection, Board will connect with our trees service immediately to do an inspection)*
- *2018 Budget was Effective January 1st, 2018.HOA dues are \$210.00.This was Reviewed & Approved at Novembers meeting.(Board provided copies at meeting)*
- *Kind reminder: Mailboxes & mailbox Locks are collectively owned by all homeowners,general maintenance/key/lock replacement is the homeowners responsibility. This is a great month to make additional mailbox keys in case you loose one in the future. The Board does not keep an extra key. In addition, a Locksmith costs on average \$100 to come replace a lock/key.*

Treasurer

- *Delinquent homeowners,Attorney notices/services cost (you) money. These costs are passed on to the delinquent homeowner-More homeowners have accepted payment plans. As funds allow we will be forced to pursue **Foreclosure Suits** on the non-responsive delinquent homeowners. (many thanked the Board for their efforts in collecting back debt, concern that we will need more than \$4k for Attorney Fees in 2018,questions about costs and return on our legal services)*

- (3) homeowners delinquent for 2017
- (14) total delinquent homeowners 2017 year end, for a total of \$16k. Beginning year 2017 delinquent balance was over \$36k. Great recovery! Still more work to do.
- Delinquent Dues Collected in 2017 \$15k
- Bank Balance 2016 end year \$3600. 2017 year end balance \$ 19,000. Thank you homeowners for catching up on your past dues, Will be able to start a reserve saving account for our neighborhood.

Secretary

- Violations: Parking-boat, motorcycles & trailers. One is still pending. Trash & other bins not screened from street view. Many still pending- Notices/Fines starting in January. Please move your bins from the front of your lots. Thank you.
- Still Pending: Email Addresses to complete HOA accounts. We are NOW "**paperless**" to save on budget costs. Please be sure the Association has your email address. It is a requirement that the HOA has your current contact information. We have mailing out several reminders. Please MAIL us, if you do not have an email address so we may note your account accordingly.

Elections:

- Open President: term thru January 2021. Travis Wright Interim President would like to continue his position. (Travis Wright was voted in by unanimous vote)
- Open Interim Vice President: term thru January 2019(Vladimir showed interest but he is not available at this time-maybe in future. Any homeowner who is interested please contact the Board)
- Open Interim Secretary: term thru January 2020. Rondi is willing to continue this position. (Rondi was voted in by unanimous vote)
- (Not Open) Rondi will continue the Interim Treasure Position: term thru January 2019

Unfinished Business:

- **Old Camp debris removal in wooded area- COMPLETED**
- **Rail down on 1st street- City of Lake Stevens replaced-COMPLETED**
- **Signs to Order-**No dumping of yard debris, no camping, please pick-up after your dog, and no trespassing. **Pending company quotes.**
- **Fencing park on 3rd-30' of fencing needed, looking to possible add vinyl open rail or another type fencing in front of play structure .Possible Spring time install? Pending: collection of 2018 dues.**
- **ISO Volunteer Committees-** Descriptions are listed in our 2017 Neighborhood Newsletter and website. Please email us to sign up if you're interested. This is a great opportunity to get more involved in your neighborhood!

New Business:

CC&R's Revisions Request:

Travis will reach out to our homeowners (by email) to ask if there are any CC & R's revisions they would like to see made in the future. When submitting your proposed revision, please refer to the Article and Section and write out how you would like the revision to read please. Next, he will compose a list and report the most requested revisions at a future meeting. Depending on the responses and participation at said meeting, the Board may elect to vote on such changes at the next scheduled meeting. Please keep in mind, the Board needs a Quorum of homeowners for any changes to take effect. Your participation at the meetings is crucial! If a quorum is met, the next step is to get a quote from our Attorney to draft the revision(s) and record the changes to make them a part of our legally recorded governing documents (CC&R's). The Board estimates it may take until 2019 for any approved revisions to take effect.

Board Member Candidates Reference Requirements:

The Board has requested that all future Board candidates undergo a reference check prior to any election meeting and/or being eligible to serve on the Board. Both Travis and Rondi went through this process as well and our goal is to strive to protect the best interest and the confidential information of our homeowners to the best of our ability now and well into the future.

The following process listed below was voted on and approved by unanimous vote 1/6/2018 meeting.

- Candidate to contact the Board to express their interest and to share past experience that relates to the position.
- Candidate to provide the Board 2 professional & 2 personal references *No less than three days before an election meeting, to allow the Board time to contact the references.
- References & qualifications must be to the satisfaction of the Board to be eligible for nomination.
- The candidate must be present at the election meeting to be considered and all other meetings thereafter if elected.
- Member to be in good standing. Must be current with Glen Acres HOA dues, have no outstanding fines or violations.

*The Board will further refine these requirements and any future additions/revisions will be voted on before becoming valid.

Meeting Adjourned: 12:44 pm *all in favor*



Glen Acres Owners' Association Meeting Minutes

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

Period Dates: January -March 31st, 2018

Meeting Called to Order @ 10:30 am

Roll Call / Attendees: Patricia P., Craig D., Lee M., Ed U., Travis President & Rondi Treas/ Sec.

Notice of Meeting: Posted on Website 9/2017

Next Meeting Dates: July 14th & October 13th @ 10:30 AM

Review of Preceding Meeting Minutes: *Approved by All.

Review of Budget: January-March 2018 *Approved by All.

Board Officers Reports:

President Report

- *Cleared trails and cut fallen trees to open up our trail system (1st street park)*
- *Working on dog waste stations locks.*
- *Removed leaning / diseased trees common areas.*
- *Re-negotiating our annual landscape contract.*
- *Scheduling the last three retention ponds to be cleared out this summer.*
- *Inspecting play ground / park areas / basketball courts. Will address any noted maintenance needed and schedule as the budget allows. *Basketball Courts noted interested by Homeowners*
- *Received: Notice from City of Lake Stevens to remove debris on power line trail- *HOA requesting meeting to identify location.*

Vice President Report-N/a

Treasurer Report

- *2018 Dues Paid: 72% <\$11K outstanding balance (as of March 31st)*
- *2018 Delinquency Notices mailed on 3/28. Several email reminders sent prior.*
- *Delinquent HOA dues prior years: <\$15k outstanding balance*
- *Proposed: Collection Attorney to start proceedings to **Foreclose Liens on homes**, to collect on the <\$15k past dues *pending Attorney 's estimate of court costs & budget review.*
- *2017 Association Taxes completed and mailed by March 15th due date.*
- *If you have an outstanding balance with the HOA, please contact the Board to set up a payment plan. We are in need of these funds to properly Manage & Maintain our neighborhood common areas.*

Secretary Report

- *Violations: Trash, recycle and yard waste containers storage. *Violation letters & fines to follow immediately.*

- *The Association is paperless since late 2016 and homeowner Email Addresses are required to complete your HOA account- *Please provide your email address to the HOA Board ASAP so we can complete your HOA account. We need to be able to contact you in a timely manner when necessary. All invoicing for Annual Dues are Emailed.*

Committee Report-N/a

Elections:

- Vice-President: Open position.
- Neighborhood Committees: Open Positions.

Unfinished Business:

- Park on 3rd Fencing Proposal- install 30' of fencing in front of the small child play structure.
*Pending: the collection of our annual HOA dues.
- Signage Proposal: Pick-up after your dog, no camping or fires, Park & Trails closed: Dusk to Dawn & Glen Acres residents only. *Pending: the collection of our annual HOA dues.
- Homeowners request to update the CC&R's- Per our Attorney, *most* CC&R's require 100% homeowners vote of approval to make a revision. *At this time we will table this request until further notice and will continue to focus our Attorneys services on the collection of the delinquent homeowners dues.
- HOA Board Candidates Reference Requirements- *Pending the Boards final revisions.

New Business:

- HOA Annual Dues Revisions: Effective immediately, the Annual HOA Assessments will be Due **December 31st and Late January 15th**. Invoices will be *emailed* by November. If you don't receive your invoice by December 1st contact the Board immediately. Beginning for the 2019 HOA Dues. *Approved by all.
- Payment Options:
*On-line Bill Pay. Set up at your bank to send us a check on your behalf.
*Credit Card Payment. Email the HOA Board to activate the *Link* on your invoice. (\$10 convenience Fee added)
*Mail a Personal Check. Payment must be Postmark by January 15th to avoid late fees / fines.
- Reminders: Trash, recycle and yard waste containers must be stored *"screened from view"* and **not to be stored in the front of garages / front porch areas**. *The fine is: \$10 per container / per day. Our neighborhood CC&R's are posted to our website for your convenience.
- Reminders: All *exterior* changes to your home, yard, fence, paint color and landscape must have **written approval** by the HOA board prior to the start of work.
- Planter Strip / sidewalk area in front of homes: It's time to start pruning the trees, mowing the grass and weeding the *planter strip sidewalk area* in front of our homes. If you are having challenges with this, please email the Board right away to avoid fines.
- Parks, Wooded, Greenbelt & Common Areas: Please alert the Board immediately, if you notice anything that needs attention. And / Or call 911 if you see any camping, camp debris or camp fires within our neighborhood. We appreciate and welcome your comments and / or concerns. The HOA Board members volunteer their time to our neighborhood, in efforts to keep our

neighborhood a great place to live and appreciate any help along the way. We may be reached at: glenacres1@hotmail.com

- Vice-President Board Position Open: Please email the Board if you are interested.
- Homeowner Account Requirement: Please keep your **Email Address** updated with the HOA Board. We are paperless and **Email** all correspondences (as of 2017) including the invoicing of your annual HOA dues. If we *Mail* you a correspondence going forward, the Board will add a **administration fee** to your HOA account. * Please mail us if you don't have an email address.
- Towing resolution for parking violations- Towing will be added to our neighborhood CC & R's as part of the **Parking Violations Resolutions**. Our Attorney is drafting this resolution and legally recording it. Our neighborhood CC&R's are posted to our website for your convenience.

Meeting Adjourned @ 11:30 AM.



Glen Acres Owners' Association Board
PO BOX 1393
Snohomish, WA. 98291
glenacreshoa.org | glenacres1@hotmail.com

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



Glen Acres Owners' Association Meeting Minutes

Meeting Date: October 13th, 2018 @ 10:30 AM / **Location:** Haggens Grocery Eatery

Period Dates: July -October 12th, 2018

Meeting Called to Order @ 1030 AM

Roll Call / Attendees: Patricia P., Loren F., Suzanne F. & Travis-President

Notice of Meeting: Posted to Website & Noted at July's Meeting

Next Meeting Date on Saturday: January 5th, 2019 @10:30 AM / Annual Meeting: Budget & Elections

2019 Meeting Schedule: Posted to Neighborhood Website

Review of Preceding Meeting Minutes: June 14th, 2018-waived review. All in favor. Posted to website

Review of Agenda: July-October 12, 2018-Read by Travis Approved by all

Review of Budget: July-October 12th 2018-waived review. All in favor
2019 Proposed Budget-Read by: Travis. Approved by All. Posted to website

Board Officers Reports:

President Report

- **Fall Maintenance Schedule**-New mulch has been installed on 83rd Ave & parks, replacement of dead landscape, clearing of the pathways of our trail systems, leveling out the pathway to the Park on 3rd/83 rd. More to be scheduled in 2019, after dues are collected.
- **Parking Enforcement Policy to Tow / Impound**- Effective as of 9/18/18. Kind Reminder: RV's, trailers, campers, motorcycles, and boats are prohibited to be parked on streets, yards, lots and / or driveways at any time. Exception- inside garages.
- **New Enforcement Policy for Repeat Violations**-if the same violation is committed more than once, within a two-year time-frame, increased fines will accrue. *Notice and effective date will be mailed to all homeowners and posted to our website.
- **Annual Landscaping Contract**-Revised starting November 1st to Bi-weekly service.
- **Retention Pond Maintenance**- All 5 ponds completed. Ponds 2,3,5 completed @ \$6700 in September. Regular maintenance is scheduled every three years & estimated @ \$11k for all 5 ponds. Ponds 1 & 4 were completed in 2017.
- **Play Ground Structure Inspections**-Inspector Scheduled for next week. Inspection & report is \$600 & annual future inspection will be approximately \$400.
- **Adult supervision** is recommended at our neighborhood parks / playgrounds, basketball courts, trails, and all common areas. Please notify the HOA Board immediately if you see any maintenance needed.
- **Neighborhood Park & Trail System Signage**-15 signs ordered. Common areas are **CLOSED** Dusk- Dawn. The HOA Board will start to install signage once delivered. Volunteers needed.

Neighborhood Reminders:

- **Garbage, Yard Waste and Recycle Containers**-Please do not store in front of garages, front yard areas and /or in view of roadways or buildings and must be removed from curb on collection day. Fines is: \$10 per day, per container.
- **Pruning of Street Tree in front of homes, Landscaping in Sidewalk Planter Strips & Fallen Leaves**- This is a SHARED homeowner to homeowner responsibility. Please share this seasonal task with your neighbor who is nearest to these areas. Please remove fallen leaves, mow, weed, edge grass and prune low branches away from sidewalks & streets, to maintain safe driving and sidewalk navigation. Please remove fallen leaves to maintain proper street drainage as well. Fines of \$10 per day will be assessed for non-compliance. Thank you in advance for your participation in keeping our neighborhood maintained.
- **Leaning and /or fallen Trees**-Please notify the HOA Board immediately, if you see any leaning and/or fallen trees anywhere within our neighborhood. Thank you.

Vice President Report- Vacancy

Treasurer Report

- **2018 Dues Paid:** 94 % <\$3k (12 homeowners)
- **Delinquent Dues Prior years:** <\$11k (10 homeowner)
- **Delinquent Total:** <\$14k (13 total delinquent all years)
- **2019 Annual Assessments**- Due January 1st and Late January 16th. Invoices will be emailed out by November. Please check your junk / spam folders for your invoices. As a courtesy, please send us an email response that you have received your emailed invoice. Thank you in advance.
- 2019 proposed dues are \$220.50.
- All delinquent HOA accounts-forwarded to Attorney for collection & Property Liens recorded.
- Delinquent homeowners- Please respond to our Attorneys Notices to avoid additional fines and / or legal fees. Payment Plans are available through our Attorney.

Quarterly Expenses:

- Annual Common Area Insurance paid for 2019 (increased annually \$700+)
- 2018 Detention Ponds Completed \$6700
- 2019 Annual PO BOX fee paid \$112
- 2018 Fall maintenance w/landscaper scheduled \$3890
- 2018 Annual Playground Inspection scheduled \$600

Secretary Report

- Quarterly Violations: RV & boat parking violations, storage of garbage, yard and recycle containers. *Thank you to all the homeowners who responded & complied immediately! Your pride in home ownership is much appreciated by all!

Neighborhood Committees Reports:

Events & Club Coordinators-Vacancy

Park & Common Area Ambassadors-Vacancy

Clean-up & Shine-up Team Players -Vacancy

Elections: Saturday January 5th, 2019 Annual HOA Meeting

Please email the HOA Board if you are interested in volunteering on the Board. All positions require 5 days a week part-time commitment, daily communication with the HOA president, background checks, professional & personal references, current on HOA dues, no recent neighborhood violations, computer & Microsoft Office savvy, require a majority vote and mandatory attendance at all HOA meetings. For a detailed list of Board responsibilities and position requirements email us at: glenacres1@hotmail.com

- Vice-President-2019 open for a 3-year term commitment.
- Treasurer-2019 open for a 3-year term commitment. *Interim Treasurer interested
- Secretary-2020 open for 3-year term commitment.
- President-2021 open for 3-year commitment.

Open Neighborhood Volunteer Positions:

- Events & Club Coordinators
- Park & Common Area Ambassadors
- Clean-up & Shine-up Team Players
- Volunteers for any project of interest

Unfinished Business:

- **Volunteers Needed**-Cleaning of our neighborhood white vinyl fencing & Mailbox Kiosks. Please let the Board know if we may use your hose bib / water to rinse off our white neighborhood fencing and/or mailbox kiosks near your home. Thank you!
- **Volunteers Needed #2-Debris on Power Line Trail & Trail System**- The HOA Board has personally removed several truckloads of debris from this area. We are looking for volunteers to help us bag up the remainder debris so we can take the rest to the dump. Please volunteer to help keep our neighborhood litter free! Thank you.
- **Park on 3rd Fencing Quote**-Pending Playground Inspection report & recommendations.
- **HOA Board Candidate Requirements & Voting Ballots**-Pending HOA Boards final revisions.
- **Proposal to add Entry Signage as "Evergreen Estates"**-Projected to do in 2019 after dues are collected. Our goal is to replace our two missing entry signs and propose to add additional locations? Location suggestions welcome.
- **Sidewalk Repairs / Maintenance**-The HOA Board to following-up with the City of Lake Stevens for a tentative schedule for repairs. * Please feel free to notify the City directly regarding any sidewalk / roadway repairs.

New Business:

The HOA Board Proposal: to sell and / or donate to the City, the power-lines property between the 1st Street Park trail and our Division 4 neighborhood Park off 91st. This is a vast area that has been a financial burden to the Association to keep maintained, free of debris and free homeless occupants. The HOA Board is asking for your vote on this matter.

Meeting Adjourned @ 11:14 AM-All in favor.