

2020 Budget January 1st-September 30th



RECEIVABLES	2020 Budget	Jan-Sept Dep.	Total Dep.	% Paid	HOA Dues Bal.
Annual HOA Dues	44220	24501	41134	93%	<3086
Annual HOA Dues Summary					
2020 HOA Dues Delinquencies					<3086
Past Years Delinquencies					<13900
TOTAL					<17000
EXPENSES					
Administrative Expenses	Budget	YTD Expenses		Balance	Notes
Postage	250	-253.5		-3.5	
Office Supplies & Misc.	209	-20.99		188.01	
Board Reimbursement	11300	-6517.38		4782.62	
TOTAL	11759	-6791.87		4967.13	
Maintenance Expenses	Budget	YTD Expenses		Balance	Notes
Landscape Services	10203	-6831.6		3371.4	
Retention Pond Maint. Reserve	3700			3700	
Parks, Sport Courts & Trail System	3000	-325		2675	
Tree Removal Services	3000	-9580.15		-6580.15	
Fence & General Maintenance	1372	-100		1272	
Maintenance Supplies & Misc.	250	-219.23		30.77	
TOTAL	21525	-17055.98		4469.02	
General Expenses	Budget	YTD Expenses		Balance	Notes
Quick-Books Accounting	524	-393.12		130.88	
Bank / QB Fees	440	-69.93		370.07	
Legal / Lien Services	5000	-1827		3173	
Tax / CPA Accounting Services	200	-210		-10	
Insurance-Common Areas	4500	-1620		2880	
PO BOX-Annual Fee	132			132	
WA. State Association Registration	10	-10		0	
Website-Annual Fee	130	-119.4		10.6	
Property Taxes-Common Areas	0	-53.7		-53.7	
TOTAL	10936	-4303.15		6632.85	
YTD Budget Totals	44220	-28151		16069	16069<3086 dues=12983
Association Account Summary					
Receivables & Expenses 9/30/20					
2020 Deposited Dues					41134
2020 YTD Expenses					-28151
Budget Balance					12983
Running Budget Balance 9/30/20					
Budget Balance					12983
Retention Pond Maint. Reserve					-3700
Running Budget Balance					9283
Bank Balance 9/30/20					
Bank Balance					36875



Glen Acres Owners' Association Board

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Glen Acres Owners' Association Meeting Minutes

Meeting Date: Wednesday, January 8th @ 7:00 PM / Location: Haggens Grocery Cafe' Department

Period Dates: October-December 2019

Meeting Called to Order @ 7:02 PM

Roll Call / Attendees: {Sarah U. & Travis Wright-HOA President}

Notice of Meeting: Posted to Website

Next Meeting Date: Wednesday, April 8th, 2020, 7:00 PM (check website for any updates)

Review of Preceding Meeting Minutes: October 9th, 2019 Meeting-Copies provided and posted to website

Review of Quarterly Budget: October-December 2019 & 2020 Annual Budget-Copies provided and posted to website

Board of Directors & Officers Report:

President Report

Today's Meeting: Election for open Board position and Homeless trespassers awareness.

Election for open Board position is: Vice President.

This is a three-year commitment. This position assists the Association Board five days a week with all duties, including but not limited to, collecting garbage in all common areas, walking/inspecting our trail system, playgrounds & report the condition to the HOA President, willing to contact LSPD & wait for them to make contact when necessary, i.e. to remove homeless camps/trespassers, weekly drive the neighborhood for violation inspections, weekly assist in mailing violation letters, contact homeowners requesting review of exterior improvements...etc. This position requires, five days a week availability, Microsoft Office experience, no recent violations or HOA dues delinquencies. Background check and references are mandatory prior to serving on the Board.

{Sarah U. is interested in Vice President Board position for a three-year term. Position pending: References & background check completion}

Homelessness Awareness. If you **SEE** something, **SAY** something! To echo what we have discussed in our previous meetings, we have had an increase in homeless trespassers who are camping in our powerline and wooded areas. The Association Board inspects these areas regularly, and we are working closely with LSPD to remove all trespassers within our neighborhood.

However, we always need **your help** to keep our neighborhood clear of all trespassers. If you see or hear anyone in our common areas after dusk, see a tent, camp, tarp, or someone with a shopping cart, please call LSPD immediately. We have provided LSPD formal written permission to serve a no-trespass citation to anyone they find on our property after hours and/or camping on our property. The more **you** call, the more **support** and **assistance** we will receive from law enforcement. Each day trespassers stay on our property, the more it costs **all** of us to clean-up after them. And, these costs directly take away from our neighborhood budget.

Neighborhood Rules & Hours Signage Posted-The Association Board has posted day use & rules signage on our powerline trails and common areas. LSPD has posted additional private property / no trespassing signs as well to help deter future trespassers.

Neighborhood Observations and Reminders:

- **Exterior Lot & Home Improvements** including painting, roofing, fencing, siding, sheds or structures, and additions, must have prior approval from the Board before work commences. Please review our neighborhood CC&R's and The City of Lake Stevens building codes before submitting your request for approval.
- **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 anywhere within our in our

neighborhood. The exception is parked inside garages. Homeowners are not permitted to store nor regularly park their vehicles on our neighborhood streets, per our CC&R's.

- Sidewalk Planter Strips & Trees in Front of Homes are the homeowner's sole responsibility to maintain. Please prune, weed, mow, and remove any fallen leaves. However, please do not remove any trees or landscaping in this area. Please contact the Board if you have a diseased or damaged tree.
- Trash, Recycle & Yard Waste Containers must be removed from curb on collection day and stored away from street view. Fines for non-compliance is \$30 per day, per container.

Vice President Report-Vacancy

Treasurer Report

Annual HOA Dues: Invoiced by email in October__ Due by: January 1st__Late on: January 16th of each year.

- 53% Paid for 2020 HOA Dues as of 12/31. *Thank you to all who paid in advance!*
- 93% Paid for 2019 HOA Dues
- Total HOA Dues Delinquencies <\$17K (14 Delinquent homeowners)

Status of Delinquent HOA Accounts:

- All accounts forwarded to Attorney for collection
- Claim of Lien recorded against all the property

Please contact the Board to set-up payment arrangements. These funds are necessary to maintain our neighborhood and to restore our playgrounds. Thank you!

14 New Homeowners in 2019. Please welcome all our new homeowners to the neighborhood! New homeowners- Please visit our website and download our CC&R's (rules). Please email the Association Board if you have any questions.

HOA Dues FAQ's: Invoices are emailed through *QuickBooks Intuit* in October, for the following years dues. Please keep your email address current to ensure you receive your annual HOA dues invoice. Please add QuickBooks@intuit.com to your safe email list to prevent your invoice going into your junk/spam folder.

Secretary Report

Violations / Neighborhood Complaints this quarter: Street Parking, Garbage, Recycle & Yard Waste containers left / stored in street view, and homeless camps / garbage, shopping carts powerlines and woods off 1st Street.

Neighborhood Notices & News: Please check out our website and check back often for current news.

Neighborhood Committees Reports: Volunteers Needed. Get involved & make a difference in your neighborhood!

- Fundraiser Committee-Vacancy
- Neighborhood Events & Clubs-Vacancy
- Playground Parks, Sport Courts and Walking Trails-Vacancy
- Architectural Control Committee-Vacancy

Elections: Today! January 8th, 2020

- Open Position: Vice-President for a 3-year term commitment.

President term until: 2021, Treasurer term until: 2022, Secretary term until: 2021, Vice President term: 3-years

Unfinished Business:

- Playground Parks Restoration-revisit and decide action plan upon receipt of the 2020 HOA dues.

New Business: Open forum for homeowners to share comments & concerns with the Association Board.

{Homeowner Concern: Homeless trespassers camping in our wooded areas.}

{Homeowner Comments: Sarah U. interested in the Association Board Vice President position.}