

2021 Budget January-October 31st



RECEIVABLES	2021 Budget	Deposited	Jan-Oct Dep.	% Paid	HOA Dues Bal.
Annual HOA Dues	46432.1	43272	32443.68	93%	<\$3160
Annual HOA Dues Annual Payment	243.1				
Annual HOA Dues Summary					<13 unpaid
2021 Delinquencies					3160
Past Years Delinquencies					14813
Total					<17973

EXPENSES	Budget	YTD Expenses	Jan-Oct Exp.	Balance	Notes
Administrative & Management Expenses					
Office Supplies & Administrative Misc.	459		-76.43	382.57	
Board Officer Reimbursement	11300		-7168.2	4131.8	
TOTAL	11759		-7244.63	4514.37	

Maintenance Expenses	Budget	YTD Expenses	Jan-Oct Exp.	Balance	Notes
Landscape Services	10203		-9590.28	612.72	
Retention Pond Maint. Reserve	3700			3700	
Playgrounds,Parks,Sport Courts,Trails	4000		-9265	-5265	
Tree Services	4000		-13705.75	-9705.75	
Fencing & General Maintenance	1372		-2347.22	-975.22	
Maintenance Supplies & Misc.	250			250	
TOTAL	23525		-34908.25	-11383.25	

General Expenses	Budget	YTD Expenses	Jan-Oct Exp.	Balance	Notes
QuickBooks Accounting Services	588		-469.56	118.44	
Bank & QB Transaction Fees	220		-198.87	21.13	
Legal & Lien Services	5033.1		-4872	161.1	
Tax & CPA Accounting Services	220		-215	5	
Insurance Common Areas	4756		-4728	28	
P.O. BOX Service Fee	136		-162	-26	
WA. State Association Registration	10		-10	0	
Website Service Fee	125		-119.14	5.86	
Property Taxes-Common Areas	60		-57.2	2.8	
TOTAL	11148.1		-10831.77	316.33	

Budget Totals					
	2021 Budget		2021 Exp.	Oct 31 Bal.	
	46432.1		-52984.9	-6552.8	

Bank Account Summary					
Bank Balances	Bank Bal.	Deposits	Expenses	Balance	Bank Bal.
	12/31/2020	Jan-October	Jan-October		10/31/2021
	49227	32443.68	-52984.9	28685.78	28685.05



Glen Acres Owners' Association
P.O. BOX 1393, Snohomish, WA. 98291
glenacreshoa.org | glenacres1@hotmail.com
Glen Acres Owners' Association Meeting Minutes

Meeting Date: Wednesday, January 6th @ 7:00 PM / Location: Zoom Meeting

Period Dates: 2021 Annual Meeting

Meeting Called to Order @ 7:00 pm

Roll Call / Attendees:

Association Members: Sheril W., Walter E.

Association Board: Travis-HOA President, Rondi-Treasurer & Acting-Secretary

Proxy Votes Attendees: 16 Proxy Votes Received

Notice of Meeting: Mailed to all Association Members on 11/7/2020 & Posted to our Website

Next Meeting Date: Wednesday, May 12th & September 8th, 2021, 7:00 PM / Via Zoom

Please email your request to attend, no later than 7 days prior to the meeting date.

Review of Preceding Meeting Minutes:

Review of Budget: 2020 Year-end & 2021 Annual Budget. Overview by Travis.

Association Board of Directors & Officers Report:

President Report: Today's Meeting Overview

2021 Annual Budget Vote: Attendees voted.

Attendees Present: 03 For / 0 Against

Proxy Votes: 16 For / 0 Against Proxy votes counted by Travis

Motion by Rondi to approve the 2021 Budget

Seconded Unanimously

Motion Carried-2021 Budget Approved

2020 Overview of Completed Projects:

1. Vacated trespassers in homeless encampments & removed the accumulated debris-powerline area.
2. Park on 1st Street-installed topsoil and grass seed.
3. Tree service-preformed active forestry management throughout our common areas.
4. Landscape contractor-removed overgrowth on 83rd Drive, 3rd street and 1st street, for beautification.
5. Installed no trespassing, rules & open hours signage in our Playground Parks and Trail-head entries.
6. Replaced & installed no trespassing signage on all retention ponds.
7. Requested quotes for replacement street parking signage.
8. Consulted with LSPD & The City of Lake Stevens for potential: street & curb striping, street parking signage and violation enforcement plan going-forward. On-site meeting tentatively scheduled for early 2021.
9. Attorney-for the collection of delinquent HOA dues.

2021 Overview of Proposed Neighborhood Projects:

1. Repair/replacement wooden open rail fencing in park & common areas.
2. Pressure wash-white vinyl fencing throughout the neighborhood.
3. Pressure wash-park benches & picnic tables.
4. Pressure wash-retaining block walls.
5. Pressure wash-14 mailboxes bases.
6. Pressure wash-playground park concrete pathways.
7. Re-paint- both sport court striping & chain-link fencing. Repair any worn/damaged sport court fencing.

8. Re-paint-merry-go round-Park 1st Place.
9. Schedule on-site meeting with the City of Lake Stevens Code Enforcement, Public Works & LSPD focusing on: Street Parking safety concerns, violation enforcement, installation of street & parking signage, street & curb striping. Goal: To ensure safe street & sidewalk access and clear navigation through our neighborhood streets for our homeowners, emergency vehicles, law enforcement and common community services.

Vice President Report:

Treasurer Report:

Annual HOA Dues-Due on January 1st and delinquent January 16th of each year.

Year-end totals 12/31/2020:

- 93% Received for 2020 <\$3k
- 75% Received for 2021
- \$17K Total Delinquencies-all years
- <\$2800 Budget Balance 2020
- \$49k Bank Balance

Delinquent HOA Accounts Status:

New Home Sales / New Homeowners:

Secretary Report:

Violations / Neighborhood Complaints:

Neighborhood Notices & News:

Neighborhood Committees Reports:

January Election for Open Association Board Positions:

Requirements-background check, valid driver's license & references, current HOA account & no recent HOA violations.

2021 Open Board Positions: No interested candidates present at the meeting.

Interim Vice President: Term two-years

Interim Secretary: Term two-years

Current Association Board Officers:

President: Elected term to January 2024-Travis Wright

Vice-President: Interim/Acting term-Rondi Sansaver

Treasurer: Elected term to January 2022-Rondi Sansaver

Secretary: Elected Interim/Acting-Rondi Sansaver

Unfinished Business:

Restoration Plan for Playground Park on 3rd Street-Estimated timeline is 2022-2023 and/or until the majority of the delinquent HOA dues (<\$17k) are collected. The estimated cost for replacement is a \$20k + expense to purchase commercially approved materials & playground equipment. Volunteers and/or fundraiser activities are welcome for this project. Please let us know if you are interested in volunteering to help raise funds for our playground restoration.

Restoration Plan for Playground Park on 83rd-On hold, until the restoration of Park on 3rd Street.

New Business: Open forum for Association Members to share comments, concerns & proposals.

A Big Thank You, to the Miller Family for their continued volunteerism throughout the year and donation of office supplies. And, to all the Anonymous Association Members, who keep an watchful eye out for our neighborhood and volunteer their time to help keep our neighborhood looking great. Your efforts are much appreciated! A Big Thank you, from all our neighbors!

Rondi Motioned to adjourn meeting

Unanimously Seconded

Motion Carried-**Meeting Adjourned @ 7:17pm**