



2022 Budget January-November 11th Expenses & Year-end

RECEIVABLES	2020 Budget	2021 Budget	2022 Budget	2022 Expenses Bal.
Annual HOA Dues	44220	46432.1	48753	
Annual HOA Dues Payment	231.52	243.1	255.25	
Annual HOA Dues Summary				
2022 Delinquencies				
Past Years Delinquencies				
TOTAL				
EXPENSES				
Administrative & Management Expenses	2020 Budget	2021 Budget	2022 Budget	Jan-Nov 11th
Office Supplies & Administrative Misc.	459	459	258	123.57
Board Officers Reimbursement	11300	11300	11300	2751.8
TOTAL	11759	11759	11558	
Maintenance Expenses	2020 Budget	2021 Budget	2022 Budget	Jan-Nov 11th
Landscaping Maintenance	10203	10203	12400	1968.8
5 Retention Ponds Maint.-Reserve	3700	3700	2500	-5021
Playgrounds,Parks,Sport Courts, Trails	3000	4000	2800	2369.68
Forestry Management Services	3000	4000	10000	-936.9
Fencing & General Maintenance	1372	1372	50	0
Maintenance Supplies & Misc.	250	250	50	0
TOTAL	21525	23525	27800	
General Expenses	2020 Budget	2021 Budget	2022 Budget	Jan-Nov 11th
QuickBooks Accounting Fees	524	588	660	31.76
QuickBook & Bank Transaction Fees	440	220	250	143.34
Legal & Lien Services	5000	5033.1	3000	1588
CPA Accounting Services-Taxes	200	220	230	80
Insurance-Common Areas	4500	4756	4900	372
P.O. BOX Service Fees	132	136	165	-193
WA. State Registration-Association	10	10	10	-10
Website Service Fees	130	125	120	-35.88
Property Taxes-Common Areas	0	60	60	-10.5
Reserve Misc.	0	0	0	0
TOTAL	10936	11148.1	9395	3221.67
Budget Totals	44220	46432.1	48753	-45686.54
<b>2022 Expenses Bal. Jan-Nov 11th (-155 )</b>				<b>3066</b>
2022 Year End Budget Balance 12/31		48753	-52800	-4000
<b>SUMMARY OF ACCOUNTS</b>				
CHECKING ACCOUNT BALANCE JAN 1st, 2023				47.158.60
CHECKING ACCOUNT DEPOSITED JAN-DEC			58600	
CHECKING ACCOUNT EXPENSES JAN-DEC			-52800	5800



Glen Acres Owners' Association  
P.O. BOX 1393, Snohomish, WA. 98291  
glenacreshoa.org | glenacres1@hotmail.com  
Annual Meeting MINUTES January 5<sup>th</sup>, 2022

### **Meeting Called to Order @ 7PM**

Good evening and welcome to the Glen Acres Owners' Association annual meeting on Wednesday January 5<sup>th</sup>, 2022 @7 pm .

As we get started, I wanted to thank you for your participation today and ask that you please place yourself on mute during our meeting. Thank you.

If you have questions or comments along the way, please write them down, and once we get to the "new business" section of our meeting agenda, we will open the meeting up for questions and comments.

If we run short on time, we are available by email after the meeting as well.

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### **Meeting Agenda:**

#### **Roll Call**

- Association Members present via Zoom : NONE
- By Proxy: 7
- Association Board: Travis- HOA president & Rondi-Treasurer & Interim Secretary, Vice President

**Notice of Meeting:** posted to website, mailed & emailed to all association members 11/08/2021

**Preceding Meeting Minutes:** Meeting Date-January 6<sup>th</sup>, 2021. Minutes Posted to website.

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### **Meeting Agenda Item # 1:**

Ratification of 2022 Annual Budget-review budget

- Those in favor:1
- Proxy Votes: 7
- 2022 received HOA payments : 109
- Opposed :0 / 2022 BUDGET IS RATIFIED

### **Agenda Item # 2:**

Elections-New Board Candidates

interested candidates?

Positions:

1. Open Interim Vice President: one-year term
2. Open Interim Secretary: two-year term

New Board candidates-introduction & BIO speech

Vote-new board candidates

### **Agenda Item # 3:**

**2021 Neighborhood Observations & Projects**

#### **Completed Projects:**

- July 2021, Forestry Assessment by Certified Arborist
- August 2021, Installed new perimeter fencing both Sport Courts
- November 2021, All Five Retention Ponds Scheduled for Maintenance
- November 8<sup>th</sup>, 2021, Annual 2022 HOA Dues Invoices & meeting Invite emailed and mailed to association members.

- **Active Forestry Management**-we appointed a tree service to complete the arborist recommendations from her tree assessment completed in July. Kind reminder-please assess the trees around your home *consistently* and if you see any trees in question, contact us for a professional tree assessment.

#### **2021 Neighborhood Observations:**

- **Prohibited Vehicles:** Oversized trucks or vehicles, boats, utility trailers, camping trailers, campers, any RV are not allowed on any street, yard, or lot within Glen Acres at any time. Our neighborhood streets, yards and driveways are compact and do not have the appropriate space to safely store these types of vehicles. Please help keep our neighborhood *streets clear and safe* for our neighbors, community services and emergency vehicles to navigate safely. Please report any parking violation on your street. Fines start at \$300.00 per vehicle.
- **Exterior Changes-Home or Lot:** All proposed exterior changes/revisions must be submitted to the association board **20 days prior** to start of any work, for Board review and approval. This includes but not limited to; painting, roofing, fencing, sheds, any structures, landscaping removal or additions, patios, retaining walls and/or air-conditioner unit placement. Additionally, consult with the City of Lake Stevens, before start of any work, to verify if approval of plans and/or permits are required.
- **Garbage, Yard and Recycle Containers Storage:** Containers must be removed from the curb and stored away from **street view**, by the end of collection day.
- **Reporting Repairs, Violations & Complaints:** If you see something, say something! Please report common area repairs or neighborhood violations immediately to: [glenacres1@hotmail.com](mailto:glenacres1@hotmail.com). Thank you for your support.

#### **Agenda Item # 4:**

#### **2022 Neighborhood Observations & Forecasted Projects**

##### **Forecasted Projects:**

- Replace wooden open rail fencing in common areas.
- Update, add and install street parking signage.
- Repair Park benches & picnic tables.

##### **Clean/Pressure wash:**

- white vinyl fencing throughout the neighborhood.
- park benches & picnic tables.
- retaining block walls 3<sup>rd</sup> Street/83<sup>rd</sup>, Sport courts 83<sup>rd</sup> & 3<sup>rd</sup> Street.
- Fourteen mailboxes bases.
- playground & park concrete pathways.

##### **Re-paint:**

- both sport court white striping lines.
- merry-go round-Park 1<sup>st</sup> Street.

Volunteers welcome! If you would like to help complete any of our neighborhood projects, please contact us today!

##### **Current Forecasted Projects:**

- **Playgrounds Restoration:** Playgrounds will remain closed until the funds are raised for restoration & new play equipment to be installed. \*1st Place tot-lot is open.
- **Street Safety & No Parking Signage:** In efforts to be proactive, we have reached out to the City of Lake Stevens, City of Lake Stevens-Code Enforcement and LSPD for a safety street review. We have proposed updated street signage, replacement of missing signage and additional street markings to help increase safe traffic flow and to discourage parking violations.

**Neighborhood Observations:** no parking on any street overnight and/ or Dusk-Dawn (exception is occasional guest parking in the turn out areas on 83<sup>rd</sup> and 1st street) and no parking in any cul-de-sac any time. If you are parking on the street, please remove your vehicle immediately. Fines start at \$300 per violation. Please take our street safety seriously.

**Unfinished or New Business:** addressed at our next general HOA meeting or by email after the meeting.

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**Meeting Adjourn @716**