

Minutes of the Glad Acres HOA board meeting.

The members of the board of the Glad Acres Home Owners Association met at 6:30 PM on Wednesday February 4th, 2015. Present were Andrew Kneisler, Billie Lenz, Bill Carrington, Dan Young, Rachel Nab and Chuck Knoepker. Michael Reno was not able to attend due to illness, we hope he is feeling better very soon. Also present were Joe Battista and Matt Dunn home owners.

Andrew announced that Marilyn Miller had resigned as a board member, we all thank Marilyn for her years of service to the association. The board voted to fill the vacant position with Joe Battista, who had in the past voiced his interest in serving on the board. Welcome Joe.

The first order of business was to elect officers of the board. The following board members were nominated and voted into the offices listed beside their name:

Andrew Kneisler, President

Billie Lenz, Treasurer

Chuck Knoepker, Secretary

The treasurer reported that the association has \$2,369.09 in the bank account. There is an HOA dues fee of \$50 per year on each lot in the subdivision. However there is also a cap on the amount that the HOA is allowed to keep in the bank and continue to collect the fee. That cap is any amount over \$2,500. Since we have now dropped below \$2,500 the association will be collecting that \$50 fee this year for the first time since 2006. This will be brought up and discussed at the next general HOA meeting in June.

The next general meeting of the Glad Acres Home Owners Association will be held at the home of Bill and Leasa Carrington, 11696 W. 177th Terrace on Thursday, June 11th at 7 PM. Topics to be discussed include dues collection, the eNeighbors web site and getting non-registered members to sign up, and any other topics brought before the meeting.

It was discussed that the subdivision signs located at most entrances need maintenance work, and perhaps a redesign. Several members of the board are going to investigate the best way to redesign those signs and then arrange for appropriate maintenance.

The topic of contracting for subdivision-wide trash collection was discussed at length. In general, while offering this service would save about half of the cost of contracting trash service on an individual basis, the board feels that the loss of individual choice about trash service would be a negative. Also the amount of bookkeeping and bill collection work involved would probably require a hired property manager for the association, which would negate any savings. Several board members are going to contact the various trash services that are available and see if any discount can be arranged for bringing a volunteer block of new business to those services, without requiring the HOA to collect for the service.

A new roster of home owners has not been printed in several years, since that information is mostly available on eNeighbors. However several home owners have requested a new roster. So a new roster will be printed and will be available at the general meeting in June for those that wish one.

The large post cards that were sent out 3 years ago are the last mailing the HOA has done. It was brought up that another mailing would be good in order to try and bring onboard the final 20% of the homes that have not signed up for an account on eNeighbors, and also to remind about the general meeting in June and urge everyone to attend. We will also keep an additional supply of those cards to include in a welcome packet which will be given to new home owners as they move into the subdivision.

It was brought up that Billie Lenz, as the registered agent of the HOA, was served notice about a foreclosure on a home near the west edge of the subdivision. The HOA was notified that any unpaid dues and/or any liens for such unpaid dues would not be valid after the foreclosure. Since dues have not been collected for several years, this was a non-event.

The meeting of the board was adjourned at about 8 PM.

Submitted by Chuck Knoepker, Secretary of the Board.