**Upland Green Community Organization**

11410 NE 124th Street, PMB 222, Kirkland, WA 98034

Annual Meeting Minutes

October 20, 2022

Board Attendees: Wendy Rea, Di Oswald, Amy Evans, Mireille Martineau, Kaila Bryant, Kevin Merkling, Oscar Tiburcio

Homeowners: Bob Vaughn, Hailing Wu

Homeowner open forum

* Bob Vaughn and Hailing Wu have offered to serve on the board. Board will vote on issue of seating new members.
* Bob Vaughn agreed to volunteer with compliance.
1. Call to Order
	* Meeting called to order at 7:33pm
2. Establish quorum
	* Quorum established
3. Reading and approval of minutes
	* June meeting minutes accepted as amended regarding statement on arborist. Wendy to update and post to website. Motion by Oscar to accept minutes as amended; Di seconded.
4. Report of Officers
	* Treasurer – Oscar
		+ Total funds = $68,031.97; $savings $40,891.41, checking $27,140.56.
		+ Balance reduced from payment of landscaping bills.
	* Landscape – Mireille
		+ Recommendations for landscaping company.
		+ Picnic tables removed from the green.
		+ Amy will post on Facebook that homeowners are not permitted to dump lawn furniture or decor in common area.
		+ Mireille will approve to remove the hazard tree in the wooded area behind 139th. Motion and second are recorded.
	* Architecture - Kaila
		+ City of Kirkland will not allow no parking signs to be posted, however they will allow curbs to be painted red. Discussion regarding whether we can paint the street as we have no curbs. Kaila to follow up with the City.
	* Overflow – Kevin
		+ One request, however there’s be no action to secure space.
		+ Lot is in good shape; however, we could use some concrete where the gate wheels roll on the ground. Kevin to investigate bids.
	* Compliance – Amy
		+ When walking the property, notice the typical issues: garbage cans at the curb, yards unkempt, parking issues.
		+ Discussion regarding posting a notice on Facebook that the new rules are posted to our association website. Member mentioned the link is broken; Wendy to fix the link and notify Amy.
		+ Discussion regarding communication to owners once we have the rules link fixed, so we can communicate that the new rules will be effective, date TBC. Letter will go to all owners; postcards/flyers will be posted to doors as well.
5. Unfinished Business
	* Mailbox Reimbursement (pre-current board)
		+ Decision made that the current board will not revisit decisions of former boards for reversal.
	* Legislative Session Update – Wendy
		+ There’s little gain in updating our documents to write in rules that will try to limit the application of the new laws adopted in the 2023 legislative session. The board will continue to review and approve/deny requests based on our current rules and adherence to City, County, and State guidelines.
		+ There is one additional piece of legislation that governs foreclosures, shifting from a threshold of $200- or 3-months assessments to a threshold of $2000 or 3 months assessment. Not likely to impact Upland Green as we prefer to lien those in arrears vs. foreclosure.
	* Operations Manual Update – Wendy
		+ No movement. Wendy to wrap up document and share with the committee for review.
	* Property Management Update – Wendy
		+ 3Stripe should have a proposal in our hands in the next week. Wendy to schedule an off-cycle meeting with the board to review the proposal; if approved, we’ll send to attorney for review and then send out communications to the owners, scheduling a community event on the green.
6. New Business
	* Exterior Paint Discussion – Kaila
		+ Board members field-tripped over to the home requesting paint approvals; final colors will be communicated to the owner by Kaila.
		+ Window addition request, Kaila to request additional information.
	* Leashed Pets - Amy
		+ Has noticed several unleashed dogs on the green. Discussion re posting signage reminding pet owners that dogs must be on leash; Wendy to send City of Kirkland statute to Amy.
	* Voting on new board Members - Wendy
7. Adjourn Meeting
	* Meeting adjourned at 9:11pm