

# Upland Green HOA Annual Meeting Minutes

## October 21, 2021

**Call to Order:** 7:06 p.m.

**Attending Board Members:** Tom Rocamora, Michelle Rocamora, Lola Tiburcio, Oscar Tiburcio, Jake Landry

**Absent Board Members:** Rakesh Ranjan, Pushpendra Singh

**Attending Homeowners:** Provided at the end of these minutes

**Quorum was met**

### **TREASURER'S REPORT** (Oscar Tiburcio)

- Oscar provided a summary of the finances, including the current bank account statements.
  - A homeowner asked that Oscar expound on our legal expenses to date
- Copies of the financials are available at any time upon request.
- The proposed budget was not discussed as a separate meeting is scheduled for November 4<sup>th</sup>. This will allow the new board to determine whether they will go forward with the proposed budget or prepare a new budget.

### **PROPOSED BYLAWS** (Michelle Rocamora)

- A homeowner raised a question about the verbiage in the new Bylaws that discussed assessments and dues and asked that both be clarified.
- A homeowner raised a question about the specific roles for each of the five board members as four are specified: President, VP, Secretary and Treasurer. What is the role of the fifth member? What is the role of the VP? As the Bylaws will need further revision, the new board may wish to add more information.
- The same homeowner raised a question about the Bylaws specifically only calling out just *Division I* and that with this, those in *Divisions II* and *III* could say that they weren't bound to the new Bylaws.
  - This concern was significant enough to delay ratification of the new Bylaws. The current secretary will forward both the existing and proposed Bylaws for further revisions. Once completed, the new Bylaws will be provided to all homeowners for a vote at a future meeting.
- Because there will be a subsequent presentation of the Bylaws, a few homeowners asked that a summary be presented that highlighted the differences between the two Bylaws.

## HOMEOWNER Q&As

- How many rentals are there? This is not tracked.
- Is there a limit on the number of rentals? No
- Are all attendees homeowners? Yes
- How do we know the letter was received by all owners? We do not know. Packets were sent to every homeowner.
- Is this meeting legal, since bylaws haven't been ratified (ie - meeting occurring by Zoom)? Our meeting is legal under the continued umbrella of the pandemic.
- Are everyone's dues the same? Yes
- Is the hiring of a management company a foregone conclusion? No. The new board may choose to NOT hire a management company, reject the proposed budget and put forth a new budget to the homeowners.
- Do the new Bylaws have to be approved before the 2022 budget? No
- Please clarify why the yearly dues are being raised so substantially. The main increase is due to needing to hire a management company.

## COMMENTS

- There was a lot of discussion about whether the current board should have engaged an attorney as some perceived it as a "threat" and others didn't like the use of funds.
- There was some discussion about why current board members were leaving the board.
- An attorney should have been included in the meeting to answer questions
- I'd love to see community get-togethers or a community fund or other community efforts toward "How can we make things better together? How can we help each other?" I think it'd be kinda fun to occasionally have community activities to help paint someone's house, or clean up a yard together, or, or, or.
- We should always do meetings through Zoom!
- Some homeowners expressed thanks to the current board for their time and effort through the years.

## 2022 BOARD NOMINATIONS (Michelle Rocamora)

- Several homeowners volunteered. After each candidate introduced themselves and shared their experience and interest, some who volunteered withdrew from consideration, satisfied with others who remained in the pool for consideration.
- The 2021 Board was elected as follows:
  - Oscar Tiburcio
  - Wendy Rae
  - Amy Evans
  - Carissa Lawler
  - Kevin Merkling
  - Di Oswald
  - Chris Gross

**Adjourn:** 8:53 p.m.

## HOMEOWNER ATTENDANCE

Tom Rocamora  
Michelle Rocamora  
Jake Landry  
Oscar Tiburcio  
Lola Tiburcio  
Wendy Rea  
Lee Roberts  
Karen Degi  
Eric Wisman  
John Ross  
Chris Gross  
Liz Parks  
Dmitriy Noginsky  
Bob Vaughn  
Elizabeth Halvorsen  
Sirena Rayburn  
Clyde Blakley  
Naomi Boyd  
Brian Banks  
John Machotka  
Jon Resh  
Melin  
Yuxin Deng  
Kaila Bryant  
Dmitri Semenov  
Nate McMaster  
Yana Ilyaguyev  
Kevin Merklng  
Di Oswald  
Hamilton Puangnak  
Larisa Akselrud  
Judy Keefe  
Ryan Lawler  
Carissa Lawler  
Alina Zvonova  
Jessica Scoval  
Chandra Srinivasan  
Rolin Pruyn  
Sirena Rayburn  
Amy Evans  
Dimitri Shulman  
Ross Woods  
Nora Allen  
Eugenia Vinyar