

UPLAND GREEN HOMEOWNER'S ASSOCIATION

Wednesday, April 27, 2011

Board Members Present: Celina Bonilla, Alicia Hanke, Diego Dagum and Paul Peterson.

Homeowners Present: No homeowners present.

Meeting called to order at 7:03 pm.

1. **Opening.** The President talked about the expected behavior of members and homeowners at the board's meetings, prior to remind that the board has three open positions for Architectural Control, Treasury and the Block Watch Committee.
2. **Landscaping.** Over the past couple of months the Upland Green Homeowners Association has been working with a certified arborist and NW Landscaping to identify trees in the common areas that pose a threat to safety. Originally 37 trees were identified as needing attention of some kind. That number was then pared down to 18 trees that are currently considered hazardous. Beginning on May 31, 2011 crews will be working to bring safety to these 18 trees. Crews will not be on homeowners properties.
Some trees may happen to be removed and in that case there is an intention to plant new ones after the summer.
Watering common spaces can't be done today and in the next few months we'll estimate the costs of fixing the water system.
3. **Architectural Control.** Neighbors are taking care of major violations, yet remaining minor ones like garbage cans left beyond the collection day, etc. Regarding the boats on 133rd PI NE, we will check whether the current Kingsgate annexation by the City of Kirkland helps solve this issue.
4. **Block Watch & Overflow Lot.** There are 10 (ten) empty spaces that can be used upon request. The lock was broken so it's being replaced.
5. **Community Relations.** It was highlighted the community clean-up activity done last May 14, being mentioned the possibility of calling for a new one by mid-July, probably in the same area. Another upcoming community activity is the yard sale planned by June 11 and 12.
6. **Secretary.** The King county assessor was contacted regarding the property line we need to determine at NE 136th St in order to build a fence. We were told that the county doesn't do that,

suggesting us to contact private land surveyors, anticipating us that they charge between \$400 and \$1,500. The secretary requested 5 (five) bids, getting no answer yet. More surveyors are to be contacted while we will explore the possibility that the recent annexation by the City of Kirkland helps us determine the property line.

The secretary had requested a bid to our current insurance company to include the three community signs under coverage. The insurance company needs an estimative value for those. The secretary will work to get those figures.

7. **Tennis Courts.** During May there was a vote to define what to do with the Tennis courts. The option 3 (no changes) won with 22 votes. Option 2 (minimum changes) got 20 votes. The first option (full rework) got 11 votes. The door will remain locked to prevent risks that the HOA could be liable.
8. **Treasure.** The Treasurer presented current financials:
 - Balance Sheet – checking \$12,638.49; savings \$59,637.18
 - Accounts Receivable – March \$16,886.24
 - Customer Balance Summary – 30 homes in good standing (\$225 or less) but not paid in full. 6 new accounts turned over to collections; 23 existing accounts in collections.
 - Profit and Loss – Reported in accrual basis (as the cash is received it is recorded).
9. **Next Board meetings.** June meeting is scheduled by June 29 in Kingsgate Library. July's is confirmed for July 27 in Kingsgate Library as well. Same for August although its reservation is pending (June 1st is the earliest time we can book the room there). The Secretary is working with Kamiakin school in booking rooms for the rest of the year and the first half of 2012.