

UPLAND GREEN HOMEOWNER'S ASSOCIATION
Board Meeting – Wednesday, April 28, 2010 - Unapproved

Board Members Present: Alicia Hanke, Danielle Perry, Jon Resh, Tom Rocamora, Jennifer Santiago, Pat Swilling Holdridge **Absent:** Debbie Kaiser

Homeowners in attendance: Celina Bonilla, Shawn Thornsberry, Pat Younger, Eric Wisman, Pattie Felix, Paul & Anna Bernard, Shirley Conklin, Kelsey Smith, Norman Sison

Others in attendance: Toby Nixon (Presenter)

Meeting called to order at: 7:05pm

1. Homeowner commentary period

- a) *Anna* – Asked if anything is planned to be done about the sink holes in the green and on the walkway. Pat reported that this is on hold until we are clear on who we will be using as our landscaping vendor. There has been some recent dissatisfaction with our current vendor.
- b) *Homeowner* – Asked if homes in need of painting were being contacted. Jennifer replied that while it's not the right time of year for painting, yes, individuals are being contacted and the board has the ability use fine to hold homeowners accountable. In addition to painting, gutters, roofs, tarps, weeds, grass, and garbage cans are also monitored.
- c) *Homeowner* – Voiced concern that members of the board will come on homeowner property without consent. The board assured homeowner that they work with homeowners and communicate concerns.
- d) *Shawn* – Shared that she will be providing an attorney contact that could be available for assistance managing past due letters.

2. Annexation

Presentation by Toby Nixon. See attached notes.

3. Meeting minutes

Minutes from 3/24/10 Board meeting and 4/7/10 Emergency Transition meeting reviewed. Clarification on March 24th minutes regarding minutes approval will be made prior to posting. Otherwise, approved as written.

4. Financial

- a) Board reviewed draft 2010 budget and approved as presented. Based on projected expenses, we should end the year with approximately \$2,500 net income. Now approved, the budget is to be presented to homeowners for review and vote.
- b) Tom presented Cash Flow report. The board requested a cumulative cash flow report by month that shows income and expense progress toward yearly totals rather than invoiced and projected expense figures. Shawn may be able to assist Tom with pulling the correct report to show on a cash basis rather than accrual. Jon will work with Tom outside the meeting to work on reporting.

5. Architectural Control

Jennifer reported that a homeowner on 136th requested to remove their portion of the chain link fence that runs the full south length of the community and replace with their own fence. The board did not approve.

6. Landscaping

- a) Pat presented bids for landscaping service. She has collected two new bids plus the current contract with Highridge. ProGrass is \$12,000 less per year than Highridge and prorates monthly. She still needs to compare directly to make sure it's comparable to current services and read over all details. Internal

operations at Highridge are affecting our service. The other bid is only \$2,000 less per year. Pat will get a third bid and a reference from a commercial customer of ProGrass'.

- b) Pat reported that there have been multiple complaints from homeowners about the appearance of the tennis courts.

NOTE: Due to lack of meeting time the board will meet again in two weeks to address all unaddressed agenda items.

Impacts of Annexation presentation – Toby Nixon

Toby currently lives in Kingsgate 3&4, served 5 years as a state legislative rep, and currently serves on the fire district board.

Annexation approved by City Council in December. June 1, 2011 – Effective Date of annexation.

Local government will be the Kirkland City Council, rather than King County. We still get to vote in all county elections. Kirkland has a Council – Manager form of government (don't separately vote for the Mayor – Mayor is essentially the chair of the city council). City Manager is the head of city staff. City council meets 1st and 3rd Tuesday nights of each month. Also broadcast on Internet via city's web page and cable television.

Council members – 7 members, 4 year terms. All are voted for. Contact current council members with your concerns. Annexation area residents eligible to run for city council in 2011. Number of reps will remain the same post annexation.

Property taxes will go down. County residents pay county road and fire district taxes. City residents pay city tax. The tax will be approximately \$861/year less on a \$495K home.

Utility taxes – city charges this, county does not. Costs will vary by each household based on usage. On average – a few dollars (\$60) less per year. All providers should remain the same.

Sales taxes – Same overall rate in city as in county. The state will subsidize some annexation costs behind the scenes – 0.2% subsidy.

Police – Will be provided by Kirkland Police Department – today Sherriff's Department – 1 deputy for full annexation area (and more) territory...3 city police officers on duty round the clock in just annexation area. One patrol zone just for Kingsgate. Total of 37 new officers to cover full service.

Fire – currently served by Woodinville Fire. Entire annexation area to be served by Kirkland Fire Department. Fire departments are negotiating transfer of funds and staff. Fire response needs to be at least as good as is now – required by law – for immediate future.

Courts – Civil infractions and criminal misdemeanors will be moved from district court to Kirkland municipal court.

Building permits – will be Kirkland fire and building department, now KC Dept of Development and Environmental Services in Renton. City might take over processing new building permits prior to transfer date.

Land use – Many new rules outlined in full on city web site. Existing subdivision covenants continue to apply. More restrictive rule governs in case of conflict. City prohibition on parking oversize vehicles – taller than 9',

longer than 22' – can get grandfathered in – must declare this to city within 6 months. Applies to that vehicle, that owner, that lot. Parking based on complaint basis. Question raised about how this affects the overflow lot – may need to register this lot. No permanent storage containers – grandfathered for 10 years. No fireworks. Home occupations. Animals. Tree removal – city only allows removal of two significant trees per year. Can take out more with permit or if damaged/diseased. If take out last two trees, must be replaced. Setbacks and building height limits (30'tall). City may ask county to adopt some zoning early. Enforcement by Kirkland Planning and Community

Parks and Recreation – no change to private parks. 10 public parks are in the annexation area. Kingsgate Park and 132nd Square Park will likely transfer from KC to Kirkland Parks. Transition being negotiated.

Solid Waste – City requires paying for curbside trash pickup service. Currently served by Allied Waste. City contracts with Waste Management. Working on transition currently. Electronics, oil and textiles are picked up curbside with WM.

Public Works – road maintenance, street cleaning, snow removal, traffic signal/ street light maintenance, roadside mowing, storm water management – all will move to city from county.

Other services – no change – water, sewer, electricity, natural gas, telephone, school district, library, transit, animal control

Neighborhood services – Kirkland has 13 neighborhood associations – Totem Lake Neighborhood Association serves our area. Creation of city to involve people in a large geographic area – communication, advocacy, planning, public safety, neighborhood enhancement funding. Boundaries may change.

What about the jail? Annexation will not affect jail siting decision. If Totem Lake site is selected, being in city could give us more control over local requirements. Draft Environmental Impact Statement delayed until 2nd qtr 2010. Public meetings on draft. Final EIS in 3rd quarter.

What about the casino? Kirkland bans casinos, but state law allows Casino Caribbean to be grandfathered in. Expressed intent, but no binding resolution. Tax rate would greatly affect casino operations. Casino raises almost \$1 million a year in taxes.

KGOV and KLIFE – Verizon FIOS or Comcast

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