

UPLAND GREEN HOMEOWNER'S ASSOCIATION
Tuesday, April 5, 2011

Board Members Present: Celina Bonilla, Alicia Hanke, Danielle Perry, Paul Peterson, Pat Swilling Holdridge

Homeowners Present: Two homeowners present. Attendance sheet maintained separately for confidentiality.

Note: This meeting was rescheduled from the March monthly board meeting due to the Spring Break closure of the junior high school. Notice was sent to homeowners via email and signage in the community.

Meeting called to order at 7:05 pm.

1. Announcements

February meeting minutes approved previously and posted to the Internet. President reviewed ground rules for the meeting. Announcement was made regarding open positions (Architectural Control, Treasurer, Secretary, Block Watch committee, Budget Ad hoc committee).

2. Homeowner Commentary

Homeowner submitted email request that when the board votes on an issue they would like the individual votes recorded in the meeting minutes. The board discussed a modified option.

VOTE: All voted upon items will be clearly outlined in the meeting minutes with total ayes and no's (without specific votes by individual board member). The records of all votes will also be recorded on the website.

APPROVED (Aye = 4, No = 0, Not present = 1)

Homeowner submitted questions about what is occurring in the community regarding trees and would there be the potential for subsidizing the cost of homeowner tree removal. Alicia provided an updated and stated that after board review of the legal ramifications about being on homeowner property and addressing homeowner trees, the board will only be addressing common area trees.

3. Landscaping

Tree removal is in the assessment phase. The landscaping foreman and an arborist will be out later this week to reestablish boundaries of common areas. The arborist only does commercial work, not residential.

VOTE: The board will only address common area trees. Pat and Paul will send an interest letter to homeowners to determine whether we have an open session with the arborist. The licensed arborist could answer homeowner questions about work in common areas and educate owners about impact of disease.

APPROVED (Aye = 5, No = 0)

Entryways will also be addressed with foreman during visit this week. Sprinkler system is in process of being assessed. To add color at entries would require water. Watering service is available via NW Landscaping truck, in the event that the sprinkler system doesn't work and we would like to pursue improving the entries.

4. Architectural Control

Alicia turned over the spreadsheet of homeowner offenses to Celina at a previous date. Celina will be sending letters to homeowners. The letter will be edited to have versions available for different offenses. Celina will reflect the date of offense in the letter.

In the revised Rules and Regulations trash cans are supposed to be pulled in within 24 hours of trash pick-up. Trash cans are not to be viewable from the street. Celina will be canvassing the neighborhood weekly. 24 hours will be reflected in the letter.

Boats on 133rd – These are believed to belong to a homeowner in the cul-de-sac attached to Upland Green. Alicia will identify home for further communication.

5. Community Relations

The Gazette newsletter was sent out yesterday.

A community mapping plan was proposed by Alicia to the board. The goal is to divide up the community to better identify locations within the neighborhood for improved communication and for potential block watch divisions.

VOTE: Adopt proposed community map and incorporate into website.

APPROVED (Aye = 5, No = 0)

The community clean-up was advertised in the newsletter for the upcoming weekend. Concerns were raised about the time of notice and weather. Paul will draft an email to have Danielle send out to homeowner

VOTE: Move community cleanup to May (Paul to pick date) and email homeowners with change of date.

APPROVED (Aye = 5, No = 0)

The Egg Hunt is scheduled for a Saturday later in April. Paul will prep the event and Alicia will host it. They will coordinate outside of the meeting.

6. Block Watch & Overflow Lot

Celina sent 4 letters regarding expired tabs and all issues have been addressed. One plate will be expired this month. Celina will check later this week and will a letter if needed. 8 empty spaces are available in the lot.

The abandoned white car on 136th is still there. This is the same owner with a tarp violation in the overflow lot. One letter was already sent about both issues.

VOTE: Call the Sherriff to tow vehicle.

APPROVED (Aye = 5, No = 0)

VOTE: Address this offense under the schedule of fines 6.0 Minor Infractions. If previous letter did not address 6.1.1 First Violation, send revised letter outlining violation, action to be taken and consequence. If previous letter did address those items, proceed with Second Violation 6.1.2.

APPROVED (Aye = 5, No = 0)

Celina called the Kirkland Police Department regarding a block watch program and was referred to the North Precinct of the Sherriff's department (located in Kenmore). Don Ellis, with the North Precinct, is available to come to a board meeting (no minimum attendance). At the City Council meeting, Officer John Ishmael, with the Kirkland Police, indicated that he conducts meetings quarterly to assist in setting up a program. Having him come out to us requires 50% participation. One homeowner has shown great interest.

VOTE: Celina to prepare a plan and solicit interest working with Don Ellis.

APPROVED (Aye = 5, No = 0)

Celina talked to Officer Ishmael about reported intimidation in the community. He advised that any homeowners with safety/security concerns should call the police. In addition, he recommends that if anything appears suspicious it should be reported to the police.

7. Secretary

The board reviewed and updated the Action Item list. Danielle will send an update to board members.

Danielle provided a map that illustrates the property line along the 136th entry where there has been a request to add a fence. This still needs some clarification from the county.

VOTE: Take pictures of area and contact the county (even if a nominal fee is required) to have an accurate property line assessment conducted.

APPROVED (Aye = 5, No = 0)

Danielle presented a draft FAQ to be added to the website to address questions often asked by agents and new/prospective homeowners. Additional items were identified. Danielle will finalize and provide to Paul to post to the website. On an ongoing basis, any new ideas should be brought to the next meeting.

Danielle continues to work on getting a bid for the restoration of the tennis courts. Once the bid is received a letter will be sent out outlining various options for homeowner input.

Diego Dagum was presented to the board as a Secretary candidate. He had previously provided information on background and experience. Dues for 2011 for outgoing and incoming individuals will be adjusted.

VOTE: Accept Diego as the new Secretary to be effective at the April meeting.

APPROVED (Aye = 5, No = 0)

8. Treasurer

Alicia presented current financials:

- Balance Sheet – checking \$10,781.25; savings \$59,632.32
- Accounts Receivable – March \$22,629.83
- Customer Balance Summary – 36 homes in good standing (\$225 or less) but not paid in full. 16 new accounts turned over to collections; 12 existing accounts in collections. Total overdue \$22,629.83.
- Profit and Loss – Reported in accrual basis (as the cash is received it is recorded).

Alicia reported that she is displeased with Homeowners Receivables Management (now Assessments Recovery). Many promises have not been followed up on and they have poor communication and follow-up. She will address with Darren.

Meeting adjourned 9:00 pm

Next Meeting:

Wednesday, April 27th from 7:00 – 9:00 pm; Kamiakin Jr. High (Room 129)