

UPLAND GREEN HOMEOWNER'S ASSOCIATION

Wednesday, August 31, 2011

Board Members Present: Celina Bonilla, Alicia Hanke, Pat Holdridge, Diego Dagum, Dave Gover and Paul Peterson.

Homeowners Present: 7 homeowners present. Attendance sheet maintained separately for confidentiality.

Meeting called to order at 7:00 pm.

- 1. Opening.** The President talked about the expected behavior of members and homeowners at the board's meetings. After that she introduced neighbor Dave Gover who volunteered to cover the open position for Architectural Control.

VOTED: 5-0. Dave Gover is the new Architectural Controller.

The Treasury is the remaining open position, interim being covered by Board President Alicia Hanke. The Board still has the need to fulfill the Ad Hoc Budget Committee and Block Watch Committee, per the governing documents.
- 2. Homeowner topics.** One of the homeowners present manifested the need to reinforce the architectural control in the neighborhood as it's pushing the market price of houses even lower than the current market itself.

Another homeowner raised the topic about the Tennis courts, with some proposals about these. The homeowner was answered that this topic was recently voted with the decision of not doing anything, but there are also a major issue related with the ownership of those courts (most of the available evidence manifests that the City of Kirkland owns their property). It's expected to reopen the debate in October's Annual Meeting but before that the board will find out who owns the land, prior to move forward.

A third homeowner asked about certain trees in the common spaces that were cut, as they didn't seem to be dead or in a condition that required removal. The homeowner was told that they were limbed for security and dead branches were removed. Landscaping will follow up with the homeowner directly.
- 3. Landscaping and Groundskeeping.** Pat Holdridge commented on some difficulties arising with the current landscaping company which required involvement of the district manager. She's following up on those issues as when things come to certain limits the contractor collaborates in

getting those fixed but after certain period things start deteriorating again.

4. **Architectural Control.** In order to address a number of CC&R violations and offenses that have been there for a while, it was decided to cancel the term that offenders are given to correct the code violations. The notes are to claim for an immediate action. Fines are going to double as well. It was manifested the need to reassess what needs to be consider a minor, what a intermediate and what a major offense under the document entitled "Rules and Regulations" and 6.0.

The Board received three bids for the shed removal. Dave is conducting a final review on cost/benefits.

A recent consult with the City of Kirkland gave as result that the removal of recent junipers and upset of a homeowner is between the homeowner and the Board. Future maintenance in the area in question by the homeowner will be resolved as such. Dave Gover and Celina Bonilla will work with the homeowner to come to a resolution from a block watch and beautification of the neighborhood standpoint.

5. **Community Relations.** Paul Peterson highlighted the recent pool party made at Kingsgate pool, attended for about 20 people. New community activities are to be planned for this fall and winter.

A new gazette for the neighborhood is being done, planned to be delivered by the second week of October. The rest of the board was invited to contribute with any info that must be shared with the neighborhood.

6. **Block Watch and Overflow Parking.** Celina Bonilla mentioned some boats parked in driveways and she and Dave Gover will work with neighbors to get them removed. She's also in conversations with an officer who could attend our Annual meeting to answer neighbors' questions and introduce us to the City of Kirkland and their blockwatch suggestions. It was decided that Celina revises the overflow parking registration letter as certain requirements became obsolete. Once ready, it will be posted in the neighborhood website.

7. **Secretary.** Diego Dagum presented two bids from land surveyors that he recently got, with reference to the property line that needs to be determined at NE 136th PI in order to build a fence. Due to cost, the Board voted to introduce this item to the entire community at during October's Annual Meeting and offer it up to vote. The follow-up on this topic will be performed by Architectural Control.

A draft of the Annual Meeting letter was presented to the board and some changes were provided as feedback. The secretary will to apply some changes and resend to the board for final approval, as the letter must be delivered to the whole neighborhood by September 19th at the latest (one month before the annual meeting).

Finally, the secretary must request a bid to some sign companies to assess the cost of building signs like the ones the neighborhood has, in order to insure those.

8. **Treasure.** The Treasurer presented current financial balances:

- Checking \$3,687.53.
- Savings \$59,644.55.

The board elevated to the treasurer budget forecasts in order to compose a consolidated neighborhood to be approved in the Annual meeting.

9. **Next Board meetings.** September's HOA meeting is to be hosted on September 28th in room 129 at Kamiakin School. The Annual HOA Meeting is set for October 19th at the Cafeteria of Kamiakin School. November's meeting is happening at November 30th back at room 129. There won't be any meeting hosted for December 2011.