

# **Upland Green HOA Meeting Minutes**

## **April 27, 2016**

**Call to Order:** 7:08pm

**Attending Board Members:** Tom Rocamora, Jennifer Santiago, Oscar Tiburcio, Lola Tiburcio, Ashlee Keech, Kevin Whelan and Jen Whelan

**Absent Board Members:** Michelle Rocamora

### **HEAR FROM THE HOMEOWNERS**

- None

### **PRESIDENT'S REPORT**

- A homeowner hired an arborist who suggested the removal of two maple trees by the NE 138<sup>th</sup> Place overflow parking area. These same trees have been previously inspected by *Arborwell* and deemed to be safe. Also, the City of Kirkland does not want broad leaf maple trees removed. The trees will remain.
- Tom contacted the City of Kirkland regarding some drains that were in disrepair; the city has patched the drains.
- The board decided to leave the remaining firewood stacks for now and will re-post ads for it after it has had time to "season".
- The parcel box situation is ongoing. Currently, Jennifer is working with our mail lady, Christy, to get boxes installed.
- Dues payment reimbursement mistake will be fixed tonight.
- Two major accounts will be selling and the balance will be collected.

### **TREASURER'S REPORT**

- Transfer was made to savings.
- 31 accounts are currently past due, attempts are being made to collect. Certified letters will be sent out to large accounts. All accounts currently on payment plans for 2016 are up-to-date. April invoices were sent. The May invoices will include a service charge as outlined in the CCRs. 17 accounts are currently outstanding with no homeowner response to attempts to collect. Oscar will reach out again in May to collect (through invoices).

### **SECRETARY'S REPORT**

- None.

### **LANDSCAPING REPORT**

- Homeowner requested a tree be trimmed on pathways; job was promptly completed by NLS.

### **COMMUNITY RELATIONS REPORT**

- None.

## **OVERFLOW PARKING REPORT**

- 13 spots are filled and paid!
- Some homeowners have parked vehicles in their space differing from paperwork on file. Lola will email the homeowners and request documentation for all vehicles which may be occupying the parking spot.
- One homeowner has paid for a spot, but has yet to move his trailer from driveway and into the spot. Tom will contact and request the trailer be moved.
- One homeowner's vehicle is currently occupying two spaces. Lola will send a letter asking for him to adjust his vehicle to avoid encroaching on neighboring space.
- Some homeowners are abusing the 48-hour parking rule in the temporary parking spaces. The board will attempt to find a solution.

## **ARCHITECTURAL CONTROL REPORT**

- Letters will be sent out in May to homeowners who need to paint their houses this year.
- Kevin and Jen contacted some homeowners regarding trashcans, no response was received from homeowners. They will try again.
- The board voted to allow Jen to help some of the neighborhood kids post signs regarding trash left about the neighborhood. The girls have been cleaning up the trash and asked if they could post signs on the mailboxes around our community.
- Kevin and Jen will send letters to some homeowners regarding landscaping as the spring/summer approaches.

## **NEW BUSINESS**

- The board re-addressed homeowner concerns regarding security lighting. As the project will be costly, the project will be forecasted for next year. In the interim, Tom will contact PSE and try to get LEDs installed in our current lights to make them more effective.
- The board voted to pay for a one-year contract for the storage unit, securing an additional month for free. Lola verified we are currently renting the smallest unit available.

**Adjourn:** 7:58pm