

Upland Green HOA Meeting Minutes

August 31, 2016

Call to Order: 7:02 p.m.

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

Absent Board Members: None

HEAR FROM THE HOMEOWNERS

- One homeowner attended the meeting. She had a few items to discuss.
 - There are trees in the green belt and along the pathways that have a number of dead branches. Jennifer will follow-up with NLS. Depending on how high up on the trees the branches are, NLS is to clear them as part of our contract. Jennifer will get a quote from NLS for branches higher than covered.
 - The maples at the 138th entrance need pruning. NLS actually completed the work on Tuesday.
 - Following up on a previous request for the board to secure the blue street markers that show where fire hydrants are located. Action has not been taken. Tom will pursue.

PRESIDENT'S REPORT (Tom Rocamora)

- For the upcoming annual homeowner's meeting in October Michelle will prepare the packet that will be sent out. She will send it to all board members for review and feedback prior to mailing it out.
 - There will be five open positions that will be available for 2017 – Treasurer, Secretary, Blockwatch/Overflow Parking, Landscaping and Community Relations. All current members holding these board positions would like to return.

TREASURER'S REPORT (Oscar Tiburcio)

- Oscar provided a summary of the finances, including the current bank account statements.
- Oscar presented the proposed budget for 2017. The board will more thoroughly review individually and provide feedback and/or ask questions.
- Oscar will send invoices via certified mail to the eight homeowners who owe the entire 2016 dues. Three weeks following the letters being sent, Michelle will provide the organization's attorneys the list of names and addresses and request liens be filed. All costs associated with filing the liens will be billed to the homeowners.

SECRETARY'S REPORT (Michelle Rocamora)

- No Report

LANDSCAPING REPORT (Jennifer Santiago)

- NLS provided a quote for adding soil behind a home that raised concern about erosion along their fence line. The board approved the quote. Jennifer will give NLS the go ahead.
- NLS provided an incomplete quote for the thunder plum work we requested. Jennifer will seek board approval for the work once she receives a complete quote.
- The board agreed to no longer pursue getting a doggy bag post for the green. The board agreed that responsible owners have their own bags and irresponsible dog owners won't be motivated to pick up their dog's poop because there are bags.

ARCHITECTURAL CONTROL REPORT (Kevin & Jen Whelan)

- The board unanimously approved a homeowner's request to add fencing and replace his garage. As his home is attached, the new garage must be aesthetically comparable to the other garage and must be the same color.
- The board members mentioned a number of homes that need letters. Kevin and Jen will do a "walkthrough" of the neighborhood and follow-up with letters.

COMMUNITY RELATIONS REPORT (Ashlee Keech)

- No Report

OVERFLOW PARKING REPORT (Lola Tiburcio)

- The board discussed three items:
 - A renter has requested a spot for a vehicle not yet registered in his name. And, to be able to swap vehicles as needed. The board unanimously agree that any and all vehicles in the lot **MUST** be registered to the renter. And, that it is fine to swap vehicles, but the board must have copies of the registrations for any vehicle that may be in the lot.
 - A renter has requested a spot for his trailer. The trailer is longer than 20 feet. The only option is for the renter to pay for two spots (the lot has a single two spot combo that would work). The renter would also need to understand that should the lot ever become full, he would have to relinquish his spots. The board would reimburse him for any unused months should this occur.
 - A member from the community complained about the abuse of the 48-hour overflow parking areas. The board agreed that some of the spots were being used for long-term storage. Prior to the meeting, the board agreed to purchase 48-hour parking signs for each of the four areas. The board also agreed to post letters on each vehicle that had been violating the 48-hour rule. Most vehicles were moved. The ones that were not will be towed once the signs are posted and one more notice is placed.

NEW BUSINESS AND ACTION ITEMS

- The stack of bricks within the “spooky trail” are still there and the parking area has not been repaired. Tom will send a “move the bricks and fix the parking area” by the 12th or the board will have the work done and charge it to the homeowner.
- It looks like the homeowner with the stakes for a new fence is finally working on the actual fence!
- There are a couple fire hydrants that are being hidden by growth. Clean-up of the growth is the responsibility of the homeowner. Michelle will write letters. Tom will also check with the fire department to see if there is any recourse should the homeowners not comply.

Adjourn: 8:05 p.m.
