

Upland Green HOA Annual Meeting Minutes

February 28, 2018

Call to Order: 7:04 p.m.

Attending Board Members: Tom Rocamora, Jennifer Santiago, Michelle Rocamora, Oscar Tiburcio, Lola Tiburcio and Ashlee Keech

Absent Board Members: None

Attending Homeowners: Two

HEAR FROM THE HOMEOWNERS

- A homeowner reported that a homeowner who lived on 136th Place had passed away.
- A homeowner reported that there is a home along the path from 137th to 132nd whose fence is down. A letter will be sent.
- A homeowner (not in attendance) complained that the gravel work performed on 135th a few weeks ago was insufficient. Tom did some research and found that the strip of land is not Upland Green's responsibility. No further work will be performed.

PRESIDENT'S REPORT (Tom Rocamora)

- After more thought and discussion by the board between the last meeting and today, the board agreed that having a 10-foot fence installed did not satisfactorily address the requirement for maintaining the area. After further discussion, the board agreed:
 - First, the issue of the water not properly draining needs to be resolved. This is the responsibility of the City of Kirkland. A representative for the City will be out (TBD) in the near future.
 - Tom will talk with the city about converting the area to a drainage only area. Ideally, if possible, the area would be covered (grates, etc.), natural vegetation planted and the fencing removed. While we understand that the HOA needs to pay for such work, we need to ensure that any changes do not negatively impact the area being a water retention area.

TREASURER'S REPORT (Oscar Tiburcio)

- Oscar provided a summary of the finances, including the current bank account statements.
- Copies of the financials are available at any time upon request.
- Dues payments have been steadily rolling in with about two thirds of all homeowners having already paid in full.
- Oscar will complete our 2017 taxes this week and mail them out.

COMMUNITY RELATION DIRECTOR'S REPORT (Ashlee Keech)

- The Annual Easter Egg Hunt will be held on Saturday, March 31st.
- Ashlee will send out the spring postcards in March. If you have anything you want included, please let Ashlee know.

LANDSCAPE DIRECTOR'S REPORT (Jennifer Santiago)

- NLS has provided a quote for spring lawn care of our large green area. It has been several years since we have had this done. The board unanimously agreed that the work should be done.
- Michelle noted that the path between 139th and 132nd needs to be repaved. Tree roots have wreaked havoc. Oscar noted that the path between 135th and 138th is also in poor shape. The board agreed that getting quotes should be a high priority once we know what we will be spending on the "tennis courts."

OVERFLOW DIRECTOR'S REPORT (Lola Tiburcio)

- Lola reported that there are a number of spaces available, so if anyone knows of a vehicle that should be parked in the lot, let Lola know (or the homeowner/tenant).
- There are a few current lot users that either have expired registrations and/or owe for 2018 use. Lola and Oscar will follow-up with an email. If there is no response, certified letters will be sent and action taken (vehicle towed) if not rectified.

SECRETARY'S REPORT (Michelle Rocamora)

- Our insurance provider, Liberty Mutual, sent a letter that they have a new underwriting company. With this, "your replacement policy may have some changes to your coverage, policy terms, and premium."

OTHER BUSINESS

- Monnia Momma volunteered to serve as the Architectural Control Director. The board unanimously approved her. Welcome, Monnia! Thank you for serving.
- There is a homeowner who did some bush trimming but left the trimmings. Tom will check if the trimmings are still there. If so, a letter will be sent and fines applied if not removed.
- Ashlee asked if it would be possible to have the tenant who owns the big yellow moving truck to park at the end of 136th. This is the tenant who lost privileges to the overflow parking lot for violating the terms. The residence has multiple vehicles that are clogging 136th and making driving in and out of the area quite tenuous. Michelle will send a letter to the homeowner.
 - Jennifer reminded the board that the streets, which includes the sidewalks, are considered public and that the Kirkland Police should be called for street parking issues.

Adjourn: 8:00 p.m.