

Upland Green HOA Meeting Minutes

January 25, 2017

Call to Order: 7:02 p.m.

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

Absent Board Members: Ashlee Keech

HEAR FROM THE HOMEOWNERS

- A homeowner asked whose responsibility it is to empty the doggy can on the green as the can is full and has been full for some time. Jennifer noted that NLS is supposed to empty the can and will reach out to Ryan to make sure that it is done.
- In a follow-up to an email sent to Tom, a homeowner came to discuss the tenuous driving at the entrance to 138th Place NE that is caused by the homeowners parking their vehicles on both sides of the street and very close to the entrance. Unfortunately, the Board has no authority to implement parking restrictions as neither the roads or sidewalks are owned by the association. Homeowners may contact the city to determine what, if any, changes may be made. The police may also be contacted any time that vehicles are parked on the sidewalk (or are otherwise clearly violating the law).
- A homeowner attended to discuss two architectural requests he had made electronically. The first request is to add a fence to enclose his backyard (currently two sides exist). The fence will be 6-feet tall and cedar and will not extend to a point that will impede a driver's view coming into or out of the cul-de-sac. Adding the new fence was approved. The second request is to add a shed. The homeowner brought a picture of what he was considering as well as a picture of where it would be place. The shed will be the same color as the home. The shed was approved.
 - NOTE: The homeowner and his neighbor are in a legal engagement regarding the property line between their residences. The homeowner has assured the board that neither the fence work nor shed build will be started until there is resolution to the dispute. The board clearly stated that the association can play NO role in the dispute and its approval of the fence and shed in NO way is a determination of property lines.

PRESIDENT'S REPORT (Tom Rocamora)

- Tom said that there are ongoing discussions with the city about the "tennis court" area. But, one idea, should it remain with Upland Green is to convert the area into container gardening for the homeowners. Just something to mull at this time.

TREASURER'S REPORT (Oscar Tiburcio)

- Oscar provided the balances of the checking and savings accounts.
- The 2017 yearly invoices were mailed earlier in the month. So far, about 55 homeowners have submitted payments.

- Oscar will work with Lola this month to create and mail invoices to all homeowners who are using the Overflow Parking lot.
 - The board discussed and agreed having payments prorated this year so that all users of the lot will be paid through December, 2017. This will simplify billing and account maintenance and allow Oscar (Treasurer) to send out the yearly Overflow Parking Lot invoices at the same time as the yearly dues invoices.

SECRETARY'S REPORT (Michelle Rocamora)

- No Report

LANDSCAPING REPORT (Jennifer Santiago)

- Jennifer will contact the Cascade Ridge homeowner's association president regarding cleaning up around the Overflow Parking Lot. This clean-up was supposed to be done long ago and maintained on an ongoing basis.

ARCHITECTURAL CONTROL REPORT (Kevin & Jen Whelan)

- The two pathways that begin (or end) on 132nd Avenue NE are covered with moss. Jennifer will obtain quotes to have the pathways power washed and sealed. If there are other pathways that require cleaning, please let Jennifer know.

COMMUNITY RELATIONS REPORT (Ashlee Keech)

- No Report

OVERFLOW PARKING REPORT (Lola Tiburcio)

- As noted, Lola will work with Oscar to create and mail invoices to all those using the Overflow Parking Lot.
- Yearly maintenance of the Overflow Parking Lot is in March. Lola will get quotes for re-graveling the lot. If the board has other items that they want completed, let Lola know ASAP. We will need to approve all work, set dates and notify homeowners PRIOR to the March maintenance week.

NEW BUSINESS

- None

Adjourn: 8:04 p.m.