

Upland Green HOA Meeting Minutes

July 27, 2016

Call to Order: 7:00 p.m.

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

Absent Board Members: Lola Tiburcio, Kevin Whelan

HEAR FROM THE HOMEOWNERS

- One homeowner attended the meeting. He wanted to discuss the recent results of a survey he done to determine his property lines. The homeowner had been in ongoing communication with the board about this topic. Following discussion, the homeowner agreed to maintain (which could include removing) the plants and bushes between his backyard and the street. Further, the homeowner will work directly with his neighbor to rectify the incorrectly placed fence which is not the actual property line between the two homes (the fence is about 4 feet off to the attending homeowner's detriment). Finally, the homeowner will submit formal architectural requests when he is ready to build a fence and/or a shed.

PRESIDENT'S REPORT (Tom Rocamora)

- No action yet on mounting lights along the "spooky" trail. We still need someone who will do the work. Oscar will reach out to a couple of people he knows and provide us a quote if anyone is interested in doing the work.
- Tom fixed the electrical box on the green that had previously been reported as damaged.
- The homeowners across from the 136th entrance have landscaped their yard, including the area along their fence that had been quite overgrown and unsightly.

TREASURER'S REPORT (Oscar Tiburcio)

- Oscar provided a summary of the finances, including the current bank account statements.
- The board agreed that eight homeowners who owe the entire 2016 dues will be sent certified letters informing them that payment is due in full or a lien will be filed on their property in September.
- Please have all budget requests for 2017 to Oscar by August 1st. We will approve the budget at the August meeting, which will then be voted on at the Annual Meeting in October.

SECRETARY'S REPORT (Michelle Rocamora)

- Michelle completed going through the two boxes received from our former accountant. One box contains financial records for 2008 – 2015 (partial). That box will be placed in storage within the next week. The other box contained folders for homeowners and copies of invoices sent. Given that QuickBooks has copies of all invoices, it is not necessary to keep this information. Michelle will shred the contents of the entire box.

- The mailbox rental has been paid for 1-year.

LANDSCAPING REPORT (Jennifer Santiago)

- Jennifer met with NLS to discuss a few areas around the community that needed attention.
 - Tom asked that Jennifer ensure that the 48-hour parking area on 139th be added to the list, especially now that the green truck has been moved.
- NLS will provide a quote for pruning some of our thundercloud plum trees.
- A homeowner reached out to Jennifer regarding some erosion under their fence which butts against community property. Tom suggested that a railroad tie be secured, which the board agreed may do the trick. Jennifer will reach out to NLS for their thoughts and to get a quote.
- Jennifer is closing in on getting a new doggy bag post for the green

ARCHITECTURAL CONTROL REPORT (Kevin & Jen Whelan)

- The board unanimously approved a homeowner's request to have her and her neighbor's shared gutter de-coupled so that each has a separate gutter and downspout.
- The “super bad” house had temporarily been cleaned up following Tom talking with the tenant. But, the clutter is returning. Jen and Kevin will send a formal letter to the homeowner.

COMMUNITY RELATIONS REPORT (Ashlee Keech)

- The BBQ is Saturday, August 13th, beginning at 11:30 a.m.

OVERFLOW PARKING REPORT (Lola Tiburcio)

- None

NEW BUSINESS AND ACTION ITEMS

- Tom talked to the homeowner who left a stack of bricks within “within” the spooky trail and told him to get them out of there.
- Ashlee noted that several cars at the entrance on 136th had signs on them earlier in the month to “park in Upland Green Overflow.” The board did not place those signs.

Adjourn: 7:55 p.m.
