

Upland Green HOA Meeting Minutes

June 22, 2016

Call to Order: 7:15 p.m.

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

Absent Board Members: None

HEAR FROM THE HOMEOWNERS

- Two homeowners attended.
- Homeowner asked if aggregate must be used for the driveway. Yes, it is required.
- Homeowner asked whether there was a process for working with another homeowner regarding a tree with branches that are impeding on her property. As the tree is not on community property, the homeowner should contact the other homeowner directly.

PRESIDENT'S REPORT (Tom Rocamora)

- Tom has not heard back from the local handy man as to whether he is interested in mounting the security lighting, and, if so, what the cost would be. If anyone knows anyone interested in mounting three lights (about 14 feet high) in the "spooky" trail, please let a member of the board know.
- No work was done since May's meeting regarding the 48-hour parking areas. As agreed upon previously, Tom needs to check each area and verify how many parking and towing signs are needed so each area has both. Then he will get a quote.
 - Michelle will prepare a letter to the homeowner with the green truck – move or be towed.

TREASURER'S REPORT (Oscar Tiburcio)

- Oscar provided a summary of the finances, including the current bank account statements.
- The next statements that go out will include a "LIEN WILL BE FILED" notice for any homeowners still owing \$250.00 or more.
- 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.
- Our storage unit has been paid for a 1-year period.
- When next up for renewal, our mailbox should also be paid for a 1-year period.

SECRETARY'S REPORT (Michelle Rocamora)

- The website has been rebuilt. Please let Michelle know if there are any broken links and/or information that should be added (or corrected). The website has been renewed for 3-years and daily backups have been added (with a 30-day retention).

LANDSCAPING REPORT (Jennifer Santiago)

- Jennifer did not yet check on the post for the doggy bags.
- NLS completed maintenance work within and around the Overflow Parking lot.
- Jennifer will check as to why there are now two garbage cans in the green area.
- The area on 134th Court where a bush was removed needs maintenance. Jennifer will take a look and reach out to NLS.

ARCHITECTURAL CONTROL REPORT (Kevin & Jen Whelan)

- Kevin and Jen will send out letters through the mail (certified for 2nd notices) and track when letters are sent and why. The organization will begin fining homeowners who do not rectify problems following the 2nd notice.
 - The first letter will be to the "super bad house" with a ton of crap in the driveway!

COMMUNITY RELATIONS REPORT (Ashlee Keech)

- Postcards will be mailed within a week and will go to the local homeowners and renters.
- The BBQ is Saturday, August 13th.
- Ashlee will send an email to the board to determine what games, grills, etc. we have and what needs to be purchased. The board agreed that purchasing some games is a good idea.

OVERFLOW PARKING REPORT (Lola Tiburcio)

- None

NEW BUSINESS AND ACTION ITEMS

- There is an electrical box on the green that has been damaged. Tom will contact Puget Sound Energy.
- There are supposed to be blue "markers" on the street that signify the presence of a fire hydrant. Many fire hydrants in our community do not have such markers. Tom will investigate.
- "Free" signs will be put on the two abandoned lawnmowers.
 - NOTE: As of July 5th, the lawnmowers are gone.
- The board discussed the homeowner who made part of his front yard a driveway. The car on the spot has not moved in quite some time, which is a violation of the CCRs. Michelle will write a letter to the homeowner.
- Tom will talk to the homeowner across from the 136th Place entrance where the laurel bush was just trimmed. There is a patch of land that is not being maintained that is the homeowner's responsibility.
- There are a LOT of cars parked on the street throughout the neighborhood. The board should investigate whether more overflow parking areas can be made.

Adjourn: 8:20 p.m.
