

Upland Green HOA Meeting Minutes

June 28, 2017

Call to Order: 7:06 p.m.

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

Absent Board Members: None

HEAR FROM THE HOMEOWNERS

- A homeowner from just outside our community attended. He is a new homeowner and just wanted to introduce himself and to thank us for the upkeep of our entrance.

PRESIDENT'S REPORT (Tom Rocamora)

- After some discussion, the board agreed to leave the newly cleaned area east of the overflow parking lot as is. Jennifer confirmed that the landscaper for Cascade Ridge has not been dumping there, and the President of that HOA is also aware that we have cleaned the area and will be monitoring.
- The Architectural Control Director position is now vacant (as Kevin and Jen Whelan have moved out of the community). Michelle will post on Facebook and our web page. Ashlee will add an announcement to the summer postcard.
- *The Night Out Against Crime* event is August 1st. After some discussion, the board will host a dessert bar on the green on the 1st. Ashlee will coordinate the event and will reach out to the Kirkland Police and Fire Departments.
- A homeowner reported a decaying tree on the green. Tom confirmed that the tree is decaying and has asked NLS to take a look and provide a quote.
- A homeowner asked what recourse she has regarding a neighbor's tree that is impacting her backyard. The board has no authority over this. The homeowner will need to work directly with the other homeowner.

TREASURER'S REPORT (Oscar Tiburcio)

- Oscar provided the balances of the checking and savings accounts.
- There are about 20 homeowners who have outstanding balances. New invoices have been sent and finance fees applied to those homeowners who owe the full balance for the 2017 dues.
- Our attorney has secured ALL debt owed by the one homeowner who had several thousand in dues, fees and finance charges! With this, there is only about \$2,700.00 in fees owed overall!
- Oscar is starting to work on next year's budget. If you have budget items, please get them to Oscar.
- After some research, it has been determined that the \$358.00 we received from the trustee estate .for a former homeowner is NOT due to us. Oscar will prepare a reimbursement check.

LANDSCAPING REPORT (Jennifer Santiago)

- The clean-up and bark work along the pathway beside the tennis court has been completed.

SECRETARY'S REPORT (Michelle Rocamora)

- No Report

ARCHITECTURAL CONTROL REPORT (OPEN)

- No Report

COMMUNITY RELATIONS REPORT (Ashlee Keech)

- Ashlee will prepare a summer postcard which will include information about *The Night Out Against Crime*, the open board position, not to feed wild animals, about the upkeep of property (roofs, painting, landscape, etc.) and the need to obtain board approval for any exterior change.

OVERFLOW PARKING REPORT (Lola Tiburcio)

- No Report

NEW BUSINESS

- Lola asked Jennifer to reach out to NLS and have them spend some time in the Overflow lot to do some clean-up and spraying.
- Ashlee noted that one of the paths does have a notable amount of moss. Per Jennifer's discussion with NLS, the recommendation is to do nothing. The moss should dissipate now that there is warmer and drier weather.

Adjourn: 7:42 p.m.