

Upland Green HOA Meeting Minutes

May 25, 2016

Call to Order: 7:20 p.m.

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

Absent Board Members: Kevin Whelan and Jen Whelan

HEAR FROM THE HOMEOWNERS

- A homeowner reported that there are two lawnmowers behind his property in an open area. Tom will try and determine if they belong to one of the homeowners in the surrounding area. If no owner is found, Tom will take them to the dump.
- A homeowner reported two items regarding the 48-hour parking area by the "spooky trail."
 - There is a red container that has been there several days. It might belong to a guy that was sleeping in his truck (police came out). Tom noticed it as well. Since it has been several days, he will remove it.
 - People are parking on the edge of the path, which is causing pieces to chip off.
- A homeowner reported that there is a new fence for a home that butts into the "spooky forest" that looks terrible. Tom will check it out and follow-up with Kevin and Jen to pursue.
- A homeowner reported that she paid her dues yet the check has not cleared. As it has been a considerable amount of time, Oscar requested that she cancel the outstanding check and submit a new payment. He will email her a new invoice.

PRESIDENT'S REPORT

- Through email, a homeowner complained about a home where a part of the front yard has been made to park a car. While long-term storage of a vehicle is a violation of the CCRs, it is not clear that creating a space for ongoing temporary parking is. The board is asked to review the CCRs and weigh in.
- Tom suggested that we purchase some battery operated lights for placement within our paths and the Overflow Parking Lot. The board liked the idea and loved the pricing of the lights, but want to first know the cost of having the lights installed. Tom will reach out to Paul for a quote.
- There are a few people who are regularly violating the 48-hour parking rule for the overflow areas throughout the development. Some places no longer clearly denote the area as "48-hour" and that towing will be enforce. Once he determines exactly what we need, Tom will reach out to *JJ Graphics and Signs* and get quotes.
- With approval from the attending board members, June's meeting will be held on June 22nd instead of the 29th. Michelle will secure a location and update the Board and the website.

SECRETARY'S REPORT

- No Report

TREASURER'S REPORT

- Oscar provided a summary of the finances, including the current bank account statements.
- There are about 25 homeowners who have not, at least partially, paid their 2016 dues.
 - Finance charges started being assessed in March for those who owe the full 2016 dues
 - The \$30.00 assessment has been charged to the accounts of homeowners who pay quarterly
 - Finance charges have been charge ongoing for those who had any balance as of January 1st.
 - New invoices will go out in June and note that liens will be filed.

LANDSCAPING REPORT

- No Report

COMMUNITY RELATIONS REPORT

- Ashlee is preparing the summer postcard. Ideas – lawn and roof maintenance, painting, taking trash cans in, not feeding wild animals, BBQ announcement. If anyone comes up with other items, please email Ashlee.
- Summer BBQ will be August 13th from 11:30 a.m. to 12:30 p.m.

OVERFLOW PARKING REPORT

- No Report

ARCHITECTURAL CONTROL REPORT (provided to Board in advance of meeting)

- An email has been sent to the homeowner with a particularly overgrown front yard and who also leaves the trash cans in the front. The home is currently occupied by a tenant with whom Kevin and Jen will reach out.
- A flyer for “hey, it’s time to paint and/or clean your roof” has been prepared. Kevin and Jen will drop them off at the homes needing care.
- No progress yet on preparing “no littering” signs

NEW BUSINESS

- During the course of the meeting it was discovered that the Upland Green website was down. Michelle will investigate and report back to the Board.
- Ashlee asked if anyone knew why the streets and front yards had been spray painted (marking gas lines, etc.). No one was aware of any upcoming work.
- Ashlee reported that the post for the doggy bags wasn't there anymore. Jen will investigate.
- Oscar reported that NLS has not been maintaining the Overflow Parking lot. Jen will call NLS.

Adjourn: 8:18 p.m.