

# Upland Green HOA Annual Meeting Minutes

## October 20, 2016

**Call to Order:** 7:05 p.m.

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

**Absent Board Members:** None

**Attending Homeowners:** Available Upon Request

### **PRESIDENT'S REPORT** (Tom Rocamora)

- Tom began the meeting by welcoming the homeowners.
- Tom thanked the entire board for their year of service and briefly highlighted a few accomplishments of each member.
- Tom informed the attending homeowners of the recent thefts (from cars, from a garage, and of a car) in the Upland Green and Cascade Ridge neighborhoods. Thefts are on the rise throughout Kirkland. Stay vigilant and report any suspicious activity to the police.

### **TREASURER'S REPORT** (Oscar Tiburcio)

- Oscar provided a summary of the finances, including the current bank account statements. We will have about \$9,000.00 more in Savings this year, largely due to our no longer requiring the services of an accountant (Thanks, Oscar!).
- Copies of the financials are available at any time upon request.
- There are about a half dozen homeowners in arrears. One is being managed by our attorneys. The others will be served liens on their homes in November.

### **NOMINATIONS FOR 2017 Board of Directors** (Tom Rocamora)

- No nominations were provided to any member of the existing board prior to the meeting.
- No attending homeowners desired a board position.
- We received 6 proxy votes allocated to the existing board.
- All members who are at the end of their term would like to return in the same positions currently held. With no objection from the attending homeowners, the existing members will continue on with new terms.
  - Oscar Tiburcio, Treasurer
  - Michelle Rocamora, Secretary
  - Ashlee Keech, Community Relations Director
  - Kevin & Jen Whelan, Architectural Control Co-Directors
  - Lola Tiburcio, Overflow Parking & Block Watch Director

**NOTE:** Following the meeting, the Board of Directors unanimously voted that of these five positions, the Treasurer and Secretary would be designated two-year terms, and the remaining three would be one-year terms.

## HEAR FROM THE HOMEOWNERS

- A homeowner asked about the house on 138<sup>th</sup> Place NE that has been empty for years. Michelle said that the home was no longer owned by Wells Fargo and has been turned over to HUD. There is a real estate agent assigned to the property, and the house should go on the market shortly. As it will no longer be a bank sale, a sale should go much more smoothly.
- A homeowner asked what can be done about the three commercial vehicles (two white, one yellow) and other vehicles that are all associated with a single home on 136<sup>th</sup> Place NE. All board members agreed that this is a real problem and that other homeowners have complained as well.
  - The white trucks were illegally parked in the overflow lot. The yellow truck was legally parked in the lot, but was kicked out due to the illegal activity.
  - The homeowner was notified about the violation and that the tenant may no longer use the lot. The homeowner was also notified that how the vehicles are all parked now creates an unsafe driving situation for all neighbors.
  - Tom will reach out to the City of Kirkland and the police to see if there are any actions we can take (limit parking to one side, mark areas where there is no parking, etc.).
  - Michelle will prepare another email to the homeowner as well.
- A homeowner asked about the home on 136<sup>th</sup> Place NE that has had a large number of pavers in the driveway for several months. Jennifer met with the homeowner a few weeks ago. He wanted to pave his entire front yard. The board denied the request. Michelle will prepare a letter giving the homeowner a deadline to move the pavers or fines will be assessed.
- A homeowner requested that the pathway to the "tennis court" be barked on both sides (currently one side is barked). Jennifer will get a quote from NLS.
- A homeowner asked to have the "cactus tree" removed from the green. Two board members echoed the need to have this done. Jennifer will get a quote from NLS.
- A homeowner mentioned that one of the street lights near her home is unstable. Tom will take a look and reach out to PSE.
  - Tom mentioned that he will also see if it is possible to have all the lights in our neighborhood changed to LED.
- A homeowner asked about the status of the "tennis" court and turning it over to the City. Unfortunately, due to the CCRs, we don't believe there is any way to turn over the property without a 90% vote by ALL homeowners to do so. Tom will talk to the City again to find out what exactly they would do *if* we could turn it over. If we cannot, the board will explore ways to beautify the area.

**Adjourn:** 8:15 p.m.