

Upland Green HOA Meeting Minutes

September 28, 2016

Call to Order: 7:03 p.m.

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

Absent Board Members: Ashlee Keech

HEAR FROM THE HOMEOWNERS

- No homeowners attended the meeting.

PRESIDENT'S REPORT (Tom Rocamora)

- Tom is still chasing down who can (will) replace the missing blue street markers. Both City of Kirkland and Puget Sound Energy have said “not us”.
- Tom put up the 48-hour parking signs in each of the four areas. Within a couple of days, someone had removed and taken the sign from the parking area at the end of 138th Avenue NE. Tom will put up one of the old signs. If the vandalism happens again, the board will further discuss next steps.
- The pavers have been removed from the “spooky” trail and the path has been repaired. Other members of the board will take a look at the repair work so that we may vote on whether to accept the repair work or pursue further action from the contractor who damaged the path.

TREASURER'S REPORT (Oscar Tiburcio)

- Oscar provided a summary of the finances, including the current bank account statements. We anticipate ending the year with about \$41,000.00, up by about \$9,000.00 from last year.
- Prior to the annual meeting packet mailing, the board unanimously accepted the 2017 proposed budget that will be presented at the annual meeting for approval.
- Oscar sent 13 invoices via certified mail to the homeowners who owe \$180.00 or more. The board voted to have Oscar send final notices (again, certified) on October 22nd. Liens will be filed on the homes of any homeowners who have not paid in full by November 22nd. All costs associated with filing the liens will be billed to the homeowners.

LANDSCAPING REPORT (Jennifer Santiago)

- The erosion prevention work has been completed and the impacted homeowners are very pleased with the work.
- The thundercloud plum pruning work at the 136th Avenue NE entrance and the two cul-de-sacs should be completed in the next week.

SECRETARY'S REPORT (Michelle Rocamora)

- The annual meeting packet has been mailed to all homeowners.

ARCHITECTURAL CONTROL REPORT (Kevin & Jen Whelan)

- A handful of letters have been mailed out this month.
- A homeowner submitted a request to replace her roof. She is in a 4-unit complex. The request is for her and one neighbor to replace their roofs to match the other two. As two homes are having work, we need the other homeowner to submit a request as well.

COMMUNITY RELATIONS REPORT (Ashlee Keech - Absent)

- Ashlee will be mailing the fall postcard within the next week or so. Please email her any items that should be included on the card.

OVERFLOW PARKING REPORT (Lola Tiburcio)

- A tenant who had one spot in the Overflow Parking lot had shared the code with others resulting in two additional spots being used. The code was changed immediately upon learning of the issue. One of the vehicle owners then cut the lock and all vehicles were removed. The tenant is no longer allowed in the Overflow Parking lot. The board agreed that a letter should be sent to the homeowner alerting her of the activity and the board decision. Michelle will write the letter.
- The board agreed that the code should be changed on a regular basis (2 – 3 times a year).
- There is a boat in the Overflow Parking lot for which we do not have any paperwork nor know who owns it. We do not have a means of determining the owner. Tom will check with the towing company to determine 1) if they have a means of identifying the owner, or 2) what the cost would be to have the boat towed. Depending on what is learned, we may need to reach out to our attorneys to determine what we can do. It is also possible that the owner will reach out to us as the code has been changed.

NEW BUSINESS AND ACTION ITEMS

- The two homeowners who were sent letters to clear brush around the fire hydrants on their property have done so. There are two additional homeowners who have fire hydrants that need to have brush cleared. Michelle will send letters. Tom has verified that Woodinville Water District will clear the brush if the homeowners do not comply with the City of Kirkland rules.
- The board discussed whether to add additional “Private Property” signs throughout the neighborhood. This will be discussed at a later meeting once board members have the opportunity to check out the neighborhood and determine where signs should be placed.
- Tom raised a concern with the use of the open area as a pass through between 138th and 137th. There is no pathway. Should there be? Should we fence it off? Should we have NLS keep it clean? As most of the board members were not really familiar with the area, the board will discuss this further at a later date.

Adjourn: 8:15 p.m.
