

Upland Green Homeowners Association

Board Meeting Minutes For The Date 12/07/11

Board Members Present: Celina Bonilla, Diego Dagum, Alicia Hanke, Paul Peterson, Pat Holdridge

Home Owners Present: Eight Homeowners Present. (Attendance Sheet Maintained Separately For Confidentiality.)

Meeting brought to order at 7:00pm.

Previous to this date the document Amendments to the Rules & Regulations was presented to the homeowners via mail, along with a ballot asking that they vote to accept or reject them. The purpose of this meeting was to provide a forum for homeowners to discuss said amendments prior to voting.

Upon bringing the meeting to order the floor was immediately opened up to discussion.

After two hours of discussion the following decisions were arrived upon:

- (1) Financial statements will be forwarded to two homeowners who requested them.*
- (2) The line in the amendments dealing with animal control will be amended so as to eliminate the interpretation that cats be required to be leashed.*
- (3) The feasibility of acquiring and maintaining pet waste signage, clean-up bags and waste cans will be further pursued by the board.*
- (4) A board member will contact the City of Kirkland to find out if there is a schedule for street cleaning, with the idea that the community can then be alerted so that vehicles can then be moved from the streets.*
- (5) A bid will be requested from our landscape maintenance provider to remove leaves from our streets.*
- (6) Questions were voiced as to the legality of our governing documents. Since no minutes exist from preceding boards it is questioned whether the 'Rules & Regulations' document was ever ratified. It was also questioned whether the board has the authority to amend the bylaws or levy fines.*

- (7) It was noted that changing the title of the amendments document to 'Bylaws Amendments' allowed them to be enacted as is specified in Article 10 of the bylaws. It was also noted that Article 10 allows that any amendments approved by the board can be revoked by the homeowners with a 'NO' vote from 60 percent of the homeowners.
- (8) Finally, due to the uncertainties and questions concerning our governing documents it was decided that the board will therefore proceed with acquiring an attorney to review all of our documents.
- (9) By the end of the meeting only 13 ballots were received, with a count of 8 -Yea and 5 Nay. It was therefore stated that unless and until it is proven to otherwise be not legal, the Amendments to the Rules and Regulations (with the exception of the animal control issue previously discussed) will stand as written.

Meeting adjourned at 8:50pm.