

UPLAND GREEN HOMEOWNER'S ASSOCIATION
Board Meeting – Wednesday, February 24, 2010

Board Members Present: Jon Resh, Pat Swilling Holdridge, Alicia Hanke, Danielle Perry, Tom Rocamora

Homeowners in attendance: Paul Bernard, Debbie Kaiser, Jennifer Santiago

Others in attendance: Marian Harrison (Bookkeeper)

Meeting called to order to 7:07 pm

1. Homeowner commentary period

- a. *Paul* – Neighbor, Bill Kelsey, is redoing roof. Made concerning comments about other homes with tarped roofs and needed paint jobs. Stated that he was concerned the board doesn't have control to adhere to the CC&Rs. Alicia stated that she has been in personal conversation with Bill and that the approval process went smoothly. The board assured Paul that the board has no concerns with enforcing the CC&Rs.
- b. *Paul* – Homeowner Verillia Diaz approached him to get a letter from the board for INS. Paul contacted the board via various means and was disappointed that the immediate response was negative. The board committed to looking into issues prior to making an immediate response and that when the answer is "no" other options will be suggested.

2. Meeting minutes

Minutes for 1/27/10 meeting approved as written. Alicia will post to the web site.

3. Financial: draft reports

- a. 2009 Budget vs. Actual
 - Close out 2009. Any adjustments made to Accounts Receivable for clearing accounts will be recorded in 2010. A Transfer Fee will no longer be assessed as Compass was doing.
- b. Balance Sheet
 - Total assets at \$46,604.65 as of 12/31/09.
- c. Profit & Loss Budget 2010 (proposed)
 - Suggested that a Miscellaneous category not be used. Tom will define the types of expenses under each category. Board members need to review and give feedback to Tom via email before the next meeting. At the March meeting a final budget will be presented and open for a vote for approval.
- d. Financial reports Tom was asked to bring to the monthly meetings: Balance Sheet, Budget vs. Actual by month

4. Financial: audit/ reserve study

- a. Homeowner at January meeting brought up the audit requirement. Marian determined that state law does require HOA with assessments over \$50K to conduct an annual audit. An audit would result in an audit opinion of whether the financial statements are accurate.
- b. To waive the audit requires a positive waive decision by a majority vote of 67% of homeowners in-person or by proxy. This was waived by vote in 2006. It is unclear how this was addressed in 2007-2009.
- c. Marian will research costs and the board will discuss at the March meeting and decide how to proceed.
- d. A reserve requirement was also mentioned by the same homeowner. Marian found no requirement for this in her research.

5. Financial: homeowner accounts

- a. 52 accounts are currently off-track (either in arrears or with credits). Previously, Compass assessed fees inconsistently. The board approved to write-off all pre-2010 non-legal fees for accounts that are not on-track.
- b. Marian will prepare all balances due for the board to review. The board will have an additional financial meeting on Monday, 3/1/10 to address. It was requested that the board identify timeframes for homeowner replies and to be more communicative than in the past.

6. Community Relations

- a. Alicia attended the Totem Lake Community Meeting. Toby Nixon did a presentation on annexation. Alicia will invite him to our March meeting. If he agrees, this will be included on the newsletter.
- b. The March newsletter was reviewed with minor suggestions. Alicia will finalize and print.
- c. 2010 activities were discussed. It was agreed to attempt an April egg hunt, June garage sale, and August pool party.
- d. Paul gave suggestions for conducting the egg hunt based on past experience. It was recommended that children under a certain age must come with a parent. Alicia will solicit assistance from the board and homeowners.

7. Landscaping

- a. Site Manager from Highridge is now Paul (no longer Donald). No bids have been received yet. Pat will continue to work with Paul to get bids for the pending projects.
- b. Recommended action for sink holes in the green – fills the bad ones with soil and overseed.
- c. Recommended action for sidewalks – all are bad and will need to be prioritized by use. Options are to cut the section on the root, address the root, level out, and replace asphalt or; take out whole path and replace with gravel.
- d. Recommended action for lighting on paths – wait on this. It does not appear that electrical is in the area to make this possible. Address the roots on path first.
- e. Recommended action for 136th entrance – this is going to need an overhaul
- f. Paul recommended installing four poop stations that would be maintained by Highridge. Locations would be two at either side of the green, one at the overflow lot, and one by the tennis courts. Pat will get a price quote, although the board had previously voted no for this.
- g. Trash can repair/replacement in the green will be done by next week. A homeowner suggested adding a second can in the green. The board voted no.

8. Overflow Lot

- a. A homeowner suggested adding a laminated card to the overflow lot with contact information to the board. The board voted yes to this. Jon will get the wording of the sign to Pat for ordering. This will be hung near the key box.

9. Open position status

- a. The two open board positions were discussed. Jon previously contacted the homeowners that volunteered. Both were voted in by the board. Alicia will include a welcome in the newsletter.
- b. Debbie Kaiser is enthusiastic about Block Watch & Overflow.
- c. Jennifer Santiago is eager to get the neighborhood adhering to the Rules & Regulations and CC&Rs via the Architectural Control position.

10. Secretary

- a. We received mail from the Dept. of Licensing. Currently the association does not have a business license. While this isn't required now, it would be to open a bank account and to use a business name other than Upland Green Community Organization. The board voted to file for a business license. Danielle will do this.

11. Action item review

There was no time for this item.

12. Wrap-up

- a. Governing documents were discussed. The Rules & Regulations were prepared by Tom and approved and adopted by the board prior to January 2008. Copies were sent to the homeowners in 2008. These and the by-laws are available to be changed. The CC&Rs and Articles of Incorporation cannot be changed.
- b. It was requested that a blog be set-up to cut down on board email. Alicia will create this.
- c. A question was raised on the status of Compass. Marian reported that we have not received a closing statement and that two checks are outstanding. Tom will contact Mutual of Omaha to get the trust account closed.

Next Meeting: March meeting was approved to be moved to the 2nd to last Wednesday of the month to accommodate the school meeting room. The meeting will be held on Wednesday, March 24th.