

UPLAND GREEN HOMEOWNER'S ASSOCIATION - APPROVED
Board Meeting – Thursday, February 24, 2011

Board Members Present: Celina Bonilla, Alicia Hanke, Danielle Perry, Paul Peterson, Pat Swilling Holdridge

Homeowners in attendance: No homeowners in attendance due to cancellation of regularly scheduled meeting due to snow closure of the Lake Washington School District. Homeowner commentary items solicited via email.

Meeting called to order at 7:00 pm. January meeting minutes approved previously and posted to the Internet.

1. Homeowner Commentary

Homeowner #1 – Questions and comments regarding blackberries, branches and tree trimming. Email was forwarded to our landscaping vendor for input. Suggestion to add additional rocks to the entry to the Green. The board voted no. Pat will follow-up with homeowner on these issues. Homeowner also submitted interested in participating in a community clean-up. Contact forwarded to Paul for follow-up.

Homeowner #2 – Commented about a tree that came down in their yard to due high winds and inquired about windsailing trees in the community. Pat had a community assessment of trees conducted, which will be beneficial to determine appropriate actions to take. The board agreed to focus on highest risk areas first, including dead and diseased trees. Pat will follow-up with homeowner.

Homeowner #3 – Petitioned to the board to remove a hazardous tree. Pat will note this on the community assessment and will follow-up with the homeowner.

Homeowner #4 – Inquired about date for community garage sale. Paul will follow-up with homeowner.

2. Landscaping

Pat walked through the community with the landscaper and an arborist last week to look at all trees and shrubs that need attention (on both UG and private property). The assessment and bid have not been received yet. The board plans to wait until the bid comes in to determine what the best method is to notify homeowners. Ideally homeowners would be given the opportunity to participate in a meeting with an arborist and/or have findings shared with them when obtained. Pat will contact arborist to invite them to the March meeting. Windsailing is needed for many of the tall healthy trees. These are less risk than the damaged trees. The board plans to budget for this proactive action in 2012.

The paths have been noted as slippery from moss and uneven due to roots under them. Pat reported that without sacrificing damage to the trees, there are no feasible options for changing the paths. Graveling the paths doesn't appeal to homeowners with strollers, bikes, wagons, etc. Pressure washing may be an option through our landscaping vendor who has access to a hot water truck. There were differing opinions on level of risk and whether this action is necessary. The board will wait on pressure washing until they can talk with our insurance agent about liability.

Pat reported on the fence along the 136th entrance that has had homeowner complaints. It appears that this may be left over from the original farmer who owned the property, not current UG neighbors, or UG. The board is interested in pursuing removal of the shabby fence and perhaps adding a replacement fence. This

item was put on hold until further information can be obtained. Danielle will contact the county to assess the property line.

The garbage in the green noted at the last board meeting has been monitored by Pat. It appears to be under control.

Pat will plan to present a plan for the entryways at the April meeting.

3. Architectural Control

Since the last board meeting Zach has resigned his position due to personal commitments. This is now an open board position. Alicia will contact Diego who expressed previous interest in serving to see if he is still interested.

Pat and Alicia did a drive through the neighborhood and identified about 45 homes in offense for items such as trash cans and moss on roofs. Alicia will provide this list to Celina who will send out generic letters for the first warning and violation letters after 30 days. All letters will be mailed. Trash cans will be assessed by Wednesday morning.

The tarp and car on 136th have not been attended to. This homeowner's fence is also falling down. A letter will be sent with 30 days to comply.

A complaint was submitted about cars parking on 138th. These cars are drivable, regularly moving and have current tabs. Homeowners are advised that if they have a problem with a vehicle or where it is parked to please call the Sherriff. UG may be able to get some backing once part of the city. Alicia will reply to the email.

4. Community Relations

Paul presented a newsletter titled "The Gazette". His goal is to get the first edition out in early March. He would like a small paragraph from each board member about their position by 3/4/11 – goals, needs, etc. He will include a notice about the tree meeting. Alicia will print mailing labels.

Planned community events for 2010 currently consist of:

- April 9-10 – Community Clean-up
- April 23 – Easter Egg Hunt in the Community Green.
- June 4-5 – Yard Sale
- August (date TBD) – Pool Party (pool can't be reserved until Memorial Day. Paul talked to Jennifer and she will book for us. Plan to have in August – not the first weekend).
- September (date TBD) – Neighborhood Picnic/BBQ

An idea to have a best yard wins contest was turned down by vote.

Paul reported that the neighbor's fence that was falling down is gone and that they are working on replacing the fence.

Paul passed out laminated maps of the community for board use.

5. Block Watch & Overflow Lot

Celina reported that an inventory of vehicles in the lot has been completed. One homeowner used to have two vehicles in the lot, now only uses one #5 space, leaving one open. Seven spaces are currently open. Celina created letters for 6 vehicles with expired tabs. Letters will be sent via certified mail. Alicia will contact the homeowner regarding the tarp. Space #1 now has two trailers in it, but doesn't block access for any others. Space #18 has an unclaimed boat in it. Debbie will assist Celina in determining the owner.

Celina will contact the Kirkland Police and other community organizations, including the North Rose Hill community to inquire about resources for a block watch program.

6. Secretary

Danielle reported that the letter to homeowners regarding a vote about the tennis courts was put on hold in order to get a bid for full restoration of both courts. A vendor came out and determined that pressure scrubbing, resurfacing, replacement posts and net would be required in order to make the courts safe and usable. Once the bid is received a letter will be sent out outlining various options for homeowner input.

Danielle will review and update the Action Item list based on the board reports and will send an update along with meeting minutes to board members.

7. Treasurer

Alicia reviewed current financials at \$13,562.77 checking and \$59,630.05 savings.

After completion of first quarter billing a total of \$24,444.83 Accounts Receivable have been submitted; almost ½ of the yearly dues. 22 accounts, in addition to the 12 already in collections, are in arrears (have not paid anything). 32 homeowners have submitted quarterly or partial payments and are in good standing. Marian has taken over customer contacts/questions. These will still be routed through Alicia.

Budgeted items are on track.

8. President

After thorough review of the governing documents, the board voted that homeowners in arrears cannot serve in the capacity of a member of the Board of Directors or on a committee.

UP Bylaws state that, "No member of this association in arrears, shall be eligible to vote or hold office until such charges have been paid." as well as, "If any dues or charges are delinquent, then in addition to any other remedy which the corporation may have, it may deny the right of the owners or residents of a lot, the owners of which are delinquent, from using the property and services of the corporation until such dues and charges are current."

Meeting adjourned 9:10 pm

**Next Meeting:
Wednesday, March 30th from 7:00 – 9:00 pm
Kamiakin Jr. High (Room 129)**