

Upland Green Homeowners Association

Board Meeting Minutes For The Date 01/25/2012

Board Members Present: Celina Bonilla, Diego Dagum, Alicia Hanke, Paul Peterson, Dave Gover

Home Owners Present: Six Homeowners, One Potential Homeowner & Guest Present.
(Attendance Sheet Maintained Separately For Confidentiality.)

- Meeting brought to order at 7:00pm.
- Meeting began with the reminder of our open positions of Treasurer and Block Watch Committee and the announcement that as of this date we have accepted the resignation of our Landscape Coordinator, Pat Holdridge, thus opening that position up as well. Also noted: A timer will now be used to help us to stay within the time allowed to cover individual subjects.

Homeowner commentary

- Four of the homeowners present are new residents and had questions concerning HOA fees, and the architectural control process. A person who was looking at purchasing a property was interested in the Board's ability to motivate homeowners to make improvements to their property. Our process of notifications and fines was explained.
- A concern was brought up over the appearance of an abandoned, repossessed house and what could be done about it. A suggestion was made that the board contact our landscape contractor and have them do some clean-up as it effects the whole neighborhood.
- Concern was voiced over the board's methods for notifying homeowners of offences and levying of fines. It was suggested that "*these are our neighbors*" and personal contact should be made prior to official contact through certified and registered mail. The board's response was that personal contact had been made in the past to little effect and that more concern was placed on establishing documentation. However, the homeowner's concern was duly noted and more of an effort will be made in the future.

Landscaping

- An email had been received from The Northwest Landscaping foreman and there were no problems to report at this time.
- A homeowner reported that some Upland Green trees adjacent to their property needed attention. The Board asked the homeowner's landscaper, who was in attendance at the meeting, to provide a bid for the job, and Alicia asked Dave to follow-up with property as well so that we can communicate the need to NLS.

Architectural Control

- Since our last meeting 8 offence notices have been sent out and 4 fines have been levied.
- The Police were called concerning a car that had been parked for 50 days. However, because it was parked partially in the yard with just the rear of the car overhanging in the street it was not a city issue. The car has since been moved. It was suggested that parking a car on the lawn was a violation of the CC&Rs. It was also suggested that the homeowner should park the vehicle in the overflow parking area.
- Another issue is a box van that is used on a regular basis. It was noted that the CC&Rs offer regulations for recreational vehicles but do not specify oversize vehicles.

- Dave will regulate both of these issues as needed, and continue to oversee ongoing offenses.

Overflow Parking / Blockwatch:

- Currently 10 spaces are open in the overflow parking area. It was noted that the condition of the lot is currently very good.
- The City of Kirkland Police Dept. has currently suspended all programs concerned with Blockwatch organization. They are presently putting together a website that will deal with putting a Blockwatch program together. In the mean time they recommended the Redmond website. A meeting specifically for Blockwatch will be organized in the near future.

Treasurer

- Checking as of 1/25/12: 19,553.50
- Savings as of 1/25/12: 41,655.03
- Accounts Receivable: 38,107.59
- (Post meeting vote:) 3 homeowners in arrears will be sent to collections by a majority vote of the Board members.

Community Relations:

- The Upland Green Website will begin an overhaul very soon.
- It was suggested that between the Secretary and C-R a greater effort must be made to get the meeting minutes posted on the website in a timelier manner.
- An acknowledgement needs to be sent to all homeowners who email the board.
- The president needs to be CC'd on all board communications.

Secretary:

- The Secretary is now responsible for time keeping on all discussions during board meetings.
- Communication problems continue between the Board and the school district contact handling facility rental. Contact needs to be made to assure that we have the room at Kamiakin reserved and that the janitorial personnel at the school are aware.
- Because this board is short key people it was voted on and approved that they will continue to retain a homeowner to assist in doing mailings.
- Because of her years of service to our community it was voted on and approved to give the resigning Landscape Coordinator ½ year HOA dues.
- Meeting adjourned at 8:54pm.