

Upland Green Homeowners Association

Board Meeting Minutes For The Date: July 25th, 2012

Board Members Present: Celina Bonilla, Alicia Hanke, Paul Peterson, Jennifer Santiago, Cathleen Dunlop, David Gover

Home Owners Present: No Homeowners Present. (Attendance Sheet Maintained Separately For Confidentiality.)

Meeting brought to order at 7:00pm.

All attending are reminded of the expected behavior for the meeting.

Also, all are asked to adhere to the timer and limit comments to a couple of minutes.

PRESIDENT: *Pody & McDonald (our lawyers) have made revisions to our Rules & Regulations. Preliminary drafts will be emailed to the board for review. P & M have also recommended that we take on a management company and consider foreclosure on homeowners who are ignoring demand letters from P & M. After some discussion it was decided that the board will continue to consider the action. P & M also suggested that we drop the number of board members down to five.*

LANDSCAPING: *Tree removed from property adjacent to the Green. Alicia tried but was unsuccessful in reaching an arbitrator concerning this situation. A proposal for replacement was received from our landscape contractor for the amount of \$1500. However the design was not universally accepted by the board. After some discussion the board decided that if we are allowed to demand further action from the homeowner that we would like to see the tree replaced with like and as large as possible.*

A request was made by a homeowner on 138th St. to remove trees in a common area adjacent to their property. It was voted on and approved to allow only the trees to be pruned back to their property line.

A request was previously made to prune Douglas Firs that overhang a home. After inspection it was approved to allow the cleanup.

ARCHITECTURAL CONTROL: Letters of violation were sent out to 15 homeowners last month.

OVERFLOW PARKING: All is well, nothing to report.

BLOCK-WATCH: 13 people attended the last Blockwatch BBQ.

COMMUNITY RELATIONS: Alicia has volunteered to run the pool party in August.

TREASURER: Reported: Checking: \$4193.23. Savings: \$56,668.59. Board members received proposed budgetary figures for 2013 and were asked to review them before the next meeting.

Meeting adjourned at 8 PM.