

## UPLAND GREEN HOMEOWNER'S ASSOCIATION

Wednesday, July 27, 2011

**Board Members Present:** Celina Bonilla, Alicia Hanke, Diego Dagum and Paul Peterson.

**Homeowners Present:** No homeowners present.

**Meeting called to order at 7:02 pm.**

1. **Opening.** The President talked about the expected behavior of members and homeowners at the board's meetings, prior to remind that the board has three open positions for Architectural Control, Treasury and the Block Watch Committee.
2. **Homeowner.** There was an email from a homeowner with ideas about the Tennis court. There had been a neighborhood vote about the courts and the majority chose to not do anything. In October's annual meeting we can reopen the debate and the neighbor has a chance to submit these ideas.
3. **Landscaping.** Juniper removal is underway. A homeowner requested a bark for weeds and barriers. She believes that the property where the shreds were removed belongs to her. Alicia told her that the property belongs to the HOA. The area is currently free of junipers, though, and the landscapers will now keep that area free of weeds with the application of herbicide.  
VOTED: 5-0 No bark placement.  
According to PSE, the shed has had the meter and electrical power removed as August 7, 2006. However, before the shed and electrical wires can be removed, Service Locates must come in to mark gas, water and other underground utilities.  
VOTED: 5-0 to consider a homeowner bid; payable only in check. Two other bids will be required for comparison.
4. **Architectural Control.** Alicia has presented the board with a master letter for Architectural Control for all violations. VOTED: 5-0 to approve the new letter.  
To alleviate interim Architectural Controller Celina Bonilla, the Board agreed in distributing the controllable homeowner duties among its members. Lists must be sent to Diego Dagum by the Thursday of the week after the monthly meeting. Diego consolidates everything and prints the letters for Celina to be sent to offenders.

5. **Pool Party.** Paul Peterson offered an update about the event to take place on August 14<sup>th</sup> at noon.
  
6. **Secretary.** The City of Kirkland was contacted for help in determining the property line to be fenced at NE 136<sup>th</sup> Pl. No answer was received yet and in fact one of the contact accounts (an email address) bounced the communication. However, the secretary got from a former board member a King County document classified as “unofficial” with measurements that could help determine the property line for the future fence. The secretary sent copies to the other members to determine the next steps, while keeping up in the procurement of getting help from the City.
  
7. **Treasure.** The Treasurer presented current financial balances:
  - Checking \$5,174.22.
  - Savings \$59,642.20.The Treasurer deliver instructions to the other members in planning for the next financial budget (August-September).
  
8. **Next Board meetings.** August’s HOA meeting is to be hosted on August 31<sup>st</sup> in room 129 at Kamiakin School. September’s one on September 28<sup>th</sup> at the same place. October is Annual HOA Meeting, to take place on October 26<sup>th</sup> at the Cafeteria of Kamiakin School.