

UPLAND GREEN HOMEOWNER'S ASSOCIATION

Board Meeting – Wednesday, July 28, 2010

Board Members Present: Alicia Hanke, Debbie Kaiser, Danielle Perry, Jon Resh, Jennifer Santiago, Pat Swilling Holdridge
Homeowners in attendance: 0 homeowners in attendance.

Meeting called to order at 7:08 pm

1. Meeting minutes

Minutes for 6/30/10 meetings approved as written. Alicia will post to the web site.

2. Treasurer

Review of Financial Reports –

- Balance Sheet - \$34,307.53 in Checking; \$24,619.13 in Savings
- Profit & Loss - -\$2,908.24 Net Income for month of June 2010 (\$341.75 income collected)
- Profit & Loss Budget vs. Actual – YTD Net Income of \$29,884.72; over budget by \$3,207.90
- Profit & Loss – monthly report – Alicia requested that each board member identify expenses for 2011 and propose a budgetary amount. Alicia will start a blog about budget.
- Customer Balance Summary – Current Accounts Receivable at \$14,586.79. Four homeowners with positive accounts. Alicia proposed to remit checks from the board to clear these accounts. The board voted and approved. 28 accounts with past due balances. 27 accounts with on-track balances.

HOA Receivables status – Alicia has modified the contract with board input. Jon has signed the Collection Agency Agreement (contract) and Collection Policy contract to start August 1, 2010. Upon turning the contract and accounts over, HOA Receivables will send out a letter to homeowners. Board voted to turn over all accounts past due over \$86 – 28 in total. Alicia will send a letter to all other homeowners. Any account that is at a \$0 balance and begins to accrue fines will be immediately turned over to collections.

3. Architectural Control

Review of Known Issues –

- Request for approval of paint to be brought to Architectural Control Subcommittee for review.
- Daycare business did not pick up letter. Jennifer will send a second letter – one to the home address and one for certified mail referencing 6.1.2 Schedule of Fines. Jennifer will look into serving them with the letter.
- Noise complaint letter was not claimed, although issue has been addressed.
- Garage doors at 138th entry. One letter received, one not. Jennifer will resend – one to physical address and one certified.

Of letters sent, some responded, some not. Jennifer will send secondary letters and begin assessing fees. New letters are to be sent out for garbage cans and lawns.

Tennis Court Quotes – Only one individual was willing to provide a bid for the tennis courts. Options requiring pressure washing require a water source. The board voted for option #1 (\$400 for minimal clean-up) to be completed immediately. Option #3 - \$3,300 for an overhaul will be budgeted for in 2011. A new quote will be required in the spring.

4. Landscaping

Status Update –

- The new landscaping vendor has started and has been in the neighborhood 3 days per week. They will explore sprinklers to see if they can be utilized. This would be primarily done for the entrances. Company believes system looks promising. Pat will also talk with the company about options to utilize their services for lawn care for homes in offense.
- The landscaping company needs access to the area across from the overflow lot. The fence has 5 padlocks on it. Jon and Danielle have various old keys and will get these to Pat to try. If they don't work then Pat will cut the locks off.
- The Green rules signs need to be posted. Pat will get these to Jon to get posted.
- The 24 hour parking area by Alicia is overgrown and materials have been dumped in the natural area. The board voted to have Pat work with the landscaping vendor to bid the natural area. The board reviewed and did not approve homeowner request to remove saplings (on HOA property) from the same area. Limbs overhanging the home's property can be trimmed (ground to sky along property line only).
- A homeowner is reported to be jumping in front of and into cars that are speeding. Pat will call the police to address.

5. Community Relations

Status Update – Alicia reported that the yard sale went well. Unfortunately, signs on 136th were taken. Home invader from Cascade Ridge has struck again. He approaches homeowners saying that he can't find his lost Chihuahua.

Pool Party – Alicia has received 20 RSVPs to date for the pool party. Alicia plans to supply muffins, water, and popsicles. Danielle will post a reminder on the mailboxes, encouraging people to RSVP by either website or phone.

Potential New Candidate – Alicia would like to step down as Community Relations board member in the next few months and serve as just Treasurer. Kelsey Smith has expressed interest in the position. New board members will be addressed at annual meeting.

6. Overflow Lot and Block Watch

Overflow Lot Status – Debbie will prepare letters to address canopies, tarps, and expired tabs (¾ have expired tabs currently). Old portion of the Gonzalez fence was moved into lot.

Fence Installation/Repair – Letters are ready to go out to the 9 people who will need to move their vehicles for the fence installation. Letters will go out by this Friday and vehicle owners will be given 30 days notice. Debbie needs to print the contract, sign and send 50% payment before they will do the job. This will be scheduled for 30 days from Friday.

Block Watch Plans – Debbie will contact Ross from Cascade Ridge to see if he is interested in teaming up on Block Watch. One homeowner expressed interest in getting involved; however the bylaws state that dues must be paid in full before they can participate. Debbie will discuss with homeowner further.

8. Secretary

Action items – The board reviewed the action item list. Updates will be made by Danielle and forwarded to board members for follow-up on specific tasks.

Meeting adjourned 8:58pm

Next Meeting:

The meeting will be held on Wednesday, August 25th from 7:00 – 9:00 pm Grace Chapel (Fellowship Hall)