

UPLAND GREEN HOMEOWNER'S ASSOCIATION

Wednesday, June 29, 2011

Board Members Present: Alicia Hanke, Paul Peterson, and Pat Holdridge

Homeowners Present: Yes, kept confidential

Meeting called to order at 7:00 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 Commentary:**
 - a. Homeowner wanted clarification who owns a tree that is against her property, her neighbor's property, and the Homeowners Association's property. She'd like to get more sun on her property and if the tree belongs to her she'd like to have it worked on. All members and the homeowner agreed that Alicia and Pat would come to her property the following day to identify the tree in question and advise. The following day, Alicia and Pat did so, and advised the homeowner that the tree belongs to her neighbor. She will work with her neighbor accordingly on any adjustments that she wants to make. The homeowner was also reminded that now that we are a part of the City of Kirkland that tree laws are much more stringent and that removing it will require a permit.
 - b. Two homeowners wanted to know the status on the tennis court vote. The Board explained that the vote came out from the homeowners to leave the courts "as is" at this time. The Board is continuing to work with the City of Kirkland to clearly identify who the courts belong to because there is contradictory documentation. Further, the Board does not want the insurance liability of opening unsafe courts at the moment.
3. **Landscaping:** Pat advised that the tree removal project is complete. There are still several trees throughout Upland Green that are tagged; these are trees that will continue to be monitored, particularly after windstorms. There is not an expectation that there will need to be additional trees removed. During the project, a couple of trees that had been marked for removal were salvaged and a total of \$1,461.82 was saved from the original bid.

Pat is working with Puget Sound Energy to get them to provide answers to the electricity situation at that site. At this time they cannot locate an "account" on Upland Green property and the assumption is that is closed off. Due to the fact that the meter is gone, PSE doesn't have a number to report on. However, a homeowner at the meeting is an engineering electrician and is willing to go out to the site and give us an idea of what is going on. (Update: Homeowner reports that there is quite a bit of power that goes to the line but that he cannot

locate where the actual source is. After further discussion with Pat, she is going to work more with PSE to get them to come onsite.)

Pat presented the Board with three bids from NW Landscaping for work that we have asked them to propose on:

- a. VOTE: 3 yay, 0 nay: \$3,150 for Trail Clean-up and Fence Clearance Pruning: All fence lines surrounding the walking trails and common areas. Encroaching vegetation on or hanging over fence lines that border the trail systems (including ivy as a noxious weed, et al). All resulting debris will be disposed off-site at the completion of the project.
- b. VOTE: 3 yay, 0 nay: \$2,165 for pruning all low-hanging limbs of the Cedar trees located at all trail entrances to a height of approximately 12 feet. All resulting debris will be disposed off-site at the completion of the project.
- c. VOTE: 3 yay, 0 nay: \$2,695: Removal of over-grown junipers and installation of 5/8 minus crushed rock to allowed additional parking at the end of NE 138th. Removal of junipers located on the south side of the 135th Court closest to the railroad ties; the Board and NWLS have identified that these are creating an unsafe environment to the homeowners. Cedars located at the east end on 138th will be trimmed to allow clear visibility of the trail. All resulting debris will be disposed off-site at the completion of the project.

These monies will be used from the budgeted \$6,000 allotted in the 2011 budget for the tennis court project and the leftover money saved from the tree removal project. Reserves will not be compromised for this project.

4. **Architectural Control:** As Celina is not in attendance, and this position was extra for her, the remaining Board members have been asked by the President to assist in getting her caught up in getting letters out to homeowners with yard and paint offenses.
5. **Community Relations:** Community Clean-Up – Saturday, July 23 9a-1p followed by a BBQ. Paul will work on getting homeowners involved in this clean-up to finish up from the first cleanup earlier in the year. The goal is to finish clearing a path from 138th to 137th. A head-count is going to be requested for BBQ purposes and the Board agrees that we will provide sturdy gloves for blackberry bushes to be removed.

The pool party has been scheduled for Saturday, August 13th. Paul will provide more details online.

6. **Treasurer:** The treasurer presented current financials:
 - Balance Sheet – checking \$13,146.47; savings \$59,639.77

- Customer Balance Summary – 38 homes owe equal to or less than the quarterly payment plan balance of \$150. 15 homes owe greater than this amount and 18 are in collections and/or on a payment plan.

Alicia updated the homeowners in attendance and for the record of these meeting minutes that the Upland Green Board of Directors has concluded its services with Homeowners Receivables Management. Accounts that are in collections with them are being contacted by Upland Green's bookkeeper, Marian Swanson of Centsable Accounting to make arrangements, if any, before turning them over to a newly accepted collections company, Rainier Collections Services.

7. **Next Board Meetings:** Wednesday, July 27, 7pm at Kingsgate Library. Reservation for August at the same location remains pending.