

Upland Green Homeowners Association
Board Meeting Minutes For The Date March 28, 2012

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

Home Owners Present: One Homeowner Present. (Attendance Sheet Maintained Separately For Confidentiality.)

Meeting brought to order at 7:00pm.

Homeowners were asked to adhere to the timer and keep their comment period to two minutes per subject.

Positions on the board remain open, Treasurer, Landscaping & Blockwatch committee.

Homeowner commentary:

- (1) Requested update on the status of the tennis courts. Apparently the fence surrounding the courts has been compromised so that it is easily accessible.

Homeowner was advised that the area now is under the jurisdiction of Kirkland Public Works, designated as storm water retention ponds and is no longer available to us for recreational use. The homeowner was directed to the Upland Green website for further explanation. He was also advised to contact Public Works concerning the fence situation.

- (2) Homeowner has concerns about parking and the accessibility by emergency vehicles. In some areas, with vehicles parked on both sides of the street the lane area is reduced to the point that fire trucks will not be able to pass.

It was mentioned that the original CC&Rs did not allow for on street parking. It was advised that the homeowner speak with the fire department to get their input on the problem.

- (3) It was asked if there is a way to increase street lighting, either by additional lights or by replacing the existing with brighter fixtures.

Responded, increasing the number of street lights would be an enormous expense. The only possibility would be to replace the existing fixtures without increasing the electrical load and that could be done by replacing them with LED fixtures. It was also mentioned that the Kirkland Alliance of Neighborhoods may have access to funds that could be applied to a project such as this. The homeowner volunteered to contact Woodinville Water District to get their input.

Landscaping:

- (1) The juniper removal and tree trimming at the west end of 139th Pl. that was discussed in last month's meeting is not yet completed as discussions continue with the adjacent homeowner. The board approved splitting the cost with the homeowner of replacement plantings to fill the gaps created by the shrub removal.

- (2) Celina mentioned that a tree that was marked by the landscape crew last fall that is behind her house seems to be leaning more. Alicia agreed to come by and look at it before taking further action.

Architectural Control:

- (1) Currently there are 11 offenses that have warranted letters, 5 of which concern the condition of fences.
- (2) Dave spoke with the city concerning the homeowner who removed a tree from a common area. The city said that unless they witness the action they will not do anything about it. The homeowner continues to work on the common area adjacent to her property. It was mentioned that several homeowners, including some board members do improvements to pathways adjacent to their property. The homeowner present stated that he knew the homeowner in question and volunteered to speak with her, find out how far she plans to go and then report this back to the board.

Blockwatch:

- (1) The first Blockwatch / Potluck will be held on Saturday May 12th in Alicia's front yard.

Overflow Parking:

- (1) There is a boat stored in the overflow lot that there are no records on. Celina will contact the Kirkland Police Dept. to see if we can find out who the owner is.
- (2) It was reported by a homeowner that the lockbox was found open. Celina will stop by immediately after the meeting to check it.

Community Relations:

- (1) Grace Chapel (NW corner of 132nd & 132nd) has closed. The property has been turned over to Friends of Youth with the plan of converting it to a shelter for kids whose parents temporarily cannot care for them. The plan is for no more than 17 kids at one time to be housed there. (See their website at www.friendsofyouth.org)
- (2) It was learned that there has been a request made of the city transportation department to raise the speed limit on 132nd Ave. to 35MPH. Anyone wanting to make comment on this proposal can reach David Godfrey, the transportation engineer at dgodfrey@ci.kirkland.wa.us
- (3) There is an organization called Nourishing Networks working on a pilot program at John Muir. This program would furnish kids who are currently receiving reduced cost or free school lunches with meals on weekends, during holiday and summer breaks when there is no access to school lunches. See www.hope-link.org/nourishingnetworks/

- (4) Easter Egg hunt is planned for April 7th at 11am. Anyone who wants to help can arrive at 10 to 10:15 to police the grounds and hide eggs and prizes.

Secretary:

- (1) Alicia has a couple boxes of records that go along with the secretary position. Paul will pick them up and store them.
- (2) Dues that were received in the mail were given to Celina to deposit. A bill was given to Diego for payment.

Treasurer:

- (1) Currently in checking: \$11,948.09. In savings: \$61,658.51
- (2) Currently there are 23 homeowners in arrears

On that happy note the meeting was adjourned at 8:30pm.