

**UPLAND GREEN HOMEOWNER'S ASSOCIATION**  
**Board Meeting – Wednesday, November 17, 2010**

**Board Members Present:** Alicia Hanke, Debbie Kaiser, Danielle Perry, Jon Resh, Jennifer Santiago, Pat Swilling Holdridge  
**Homeowners in attendance:** 10 homeowners in attendance. Attendance sheet maintained separately for confidentiality.

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

**1. Welcome**

Jon reviewed the letter sent out to homeowners on 11/1/10 indicating that the purpose of the meeting is to elect new Board of Directors. Introductions of current board members were made. Ground rules for the meeting were announced.

**2. Quorum**

As outlined in the Bylaws (page 2, Section 5), a quorum is comprised of ¼ of qualified homeowners (those current on their accounts). Quorum is currently set at 39 homeowners. 19 proxy votes were received and 15 qualified homeowners were in attendance at the meeting for a total of 34 votes; 5 shy of quorum. The board and attending homeowners discussed how to proceed. It was decided that since the bylaws state that the board can appoint new members that we proceed with a vote of the 34 represented, acting in the best interest of the corporation.

**3. Elections**

Jon stated that new board members will begin serving their term once elected and qualified. Jon read the position description, time was allotted for questions and clarification on the position by the current board member, nominations were identified, and the attending homeowners voted for each position separately.

a. **President**

Alicia Hanke was nominated for the position and received 34 affirmative votes.

b. **Landscaping**

Pat Holdridge was nominated for the position and received 34 affirmative votes.

c. **Architectural Control**

Celina Bonilla was nominated for the position, but declined the nomination. Zach Hegtvedt was nominated for the position and received 34 affirmative votes.

d. **Community Relations**

Diego Dagum was nominated for the position, but was not present so the nomination was declined. Paul Peterson was nominated for the position and received 34 affirmative votes.

e. **Block Watch (and Overflow Lot)**

Celina Bonilla was nominated for the position and received 34 affirmative votes.

f. **Secretary**

Julie Sherman was nominated for the position, but was not present so the nomination was declined. Danielle Perry was nominated for the position, but declined the nomination. This position remains open and will be filled by Danielle Perry (present Secretary) until future nomination and appointment.

g. **Treasurer**

No nominations were received for this position. This position remains open and will be filled by Alicia Hanke (present Treasurer) until further nomination and appointment.

**4. New Board Meets**

Alicia began presiding at 7:35pm and covered the following topics:

a. **Financial Report**

The community currently has \$56,665.07 total assets in the bank (\$3,302.64 checking; \$44,624.33 savings). \$8,608.10 Account Receivables came in during the past month. The board will be moving forward with the contracted collections company in 2011.

b. **Meeting Minutes**

September meeting minutes will be posted to the web site promptly. October meeting minutes will be reviewed and approved via email by the outgoing board, then posted to the web site.

c. **2011 Discussions**

The board would like to get homeowner involvement in the upcoming year for discussion on various projects and as participants on committees. A variety of items are to be discussed in 2011 including:

- Snow removal – Pat is exploring the cost and logistics of using NW Landscaping for snow removal. They will not come into driveways, following laws about private property. She will be finding out if we need to be on a priority list, where they put the snow removed, and how/if homeowners can contract with them for independent snow removal from driveways.
- Sprinklers and Electricity – Pat is looking into possibilities of each. Electricity is needed for the sprinklers and to add lighting on walkways. Currently the outlet is damaged and the shed needs repair/replacement. Sprinklers are needed if we wish to put flowers in the landscaping at entrances.
- Speed Bumps – This hasn't been an option under the county regulations, but may be a possibility after annexation to the City of Kirkland.
- Tennis Courts – This was a discussion item from the annual meeting. Some feel we need to take an all or nothing approach to repair efforts. Many sellers in the community are using this as selling point on their marketing materials.
- Playground in the Green – Insurance issues/constraints will be explored.

d. **Results of 2010 Votes**

Results were announced. The budget is approved, as proposed. The 2010 audit is waived. The dues for 2011 will be lowered to \$280. It still needs to be determined what the quarterly payment plan will be.

**Meeting adjourned 7:49 pm**

**Next Meeting:**

**The meeting will be held on Wednesday, December 8<sup>th</sup> from 7:00 – 9:00 pm at Kamiakin Jr. High (Room 129)**