

UPLAND GREEN HOMEOWNER'S ASSOCIATION

Thursday, October 20th, 2011

Board Members Present: Celina Bonilla, Alicia Hanke, Pat Holdridge, Diego Dagum, Dave Gover and Paul Peterson.

Homeowners Present: 21 homeowners present. Attendance sheet maintained separately for confidentiality.

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.
2. **Kirkland Police.** Officer Steve Oskierko visited us and delivered a talk on home and block watch safety tips. He also answered questions from neighbors.
3. **Board intros.** Every board member introduced themselves and gave a briefing about their roles, how that is relevant for neighbors and how neighbors can engage and cooperate. Some outstanding points are highlighted next.
4. **Fence vote.** The secretary offered a so-far balance regarding votes on the fence that need to be built at NE 136th St. 7 (seven) neighbors voted for building the fence, 1 (one) abstained on the matter and the remaining 32 (thirty two) out of the 40 (forty) votes received by email determined not to build the fence. We will continue to monitor the incoming votes as they come in and provide homeowners with the final tally after November's monthly meeting.
5. **Open board positions.** No neighbor up to date has signed up to fill on the open positions (treasurer, ad-hoc budget and block-watch committees.) Consequently we voted (6-0) not to host an election.
6. **Feedback flow.** As a side topic when the community relations board member explained his role, a neighbor called to the board's attention that, in a couple of occasions, communications sent back from neighbors to the board doesn't seem to flow to the responsible member. The board thanked the feedback and committed to review the communication flow through different channels (voice mail, email, regular mail) to make sure that the appropriate board member

receives incoming messages as soon as they arrive.

7. **Changes to Architectural violations, fines.** A few neighbors considered that CCR's can't be changed without validating first with an expert in legal issues (i.e. attorney). The feedback was accepted and the board is in the process of finding an authority to review communicators.
8. **Tennis courts.** One neighbor wanted to propose alternatives about what to do with them. But the president reminded that the courts don't belong to the neighborhood but to the city of Kirkland. Consequently, there's not much to be done within their perimeter. Architectural Control will continue to work with the City of Kirkland to ascertain who will maintain the fencing and posts around the tennis courts in the future.
9. **Landscaping.** A few neighbors wanted to understand what happened with tree branches as they pertain to public areas / private properties. The board reminded homeowners that they are allowed to prune back any branch from a neighbor(s) tree(s), however it can only be done at the shared fence line. A homeowner, and the Board, is not allowed to cut any branch past the fence line onto another homeowner's property.
10. **Treasure.** The Treasurer presented current financial balances:
 - Checking \$1,200.16.
 - Savings \$49,649.50.At the present time, 17 neighbors are in arrears considering the volume of their debts and lack of cancellation plans.
11. **Next Board meetings.** Based on bylaws, the board is meeting again immediately (week of October 24th). After that, the next regular board meeting is in November 30th at room 129 in Kamiakin School.