

UPLAND GREEN HOMEOWNER'S ASSOCIATION

Thursday, October 26th, 2011

This meeting was held per the Upland Green Bylaws that the Board must meet "immediately" after the annual meeting. Meeting was not open to homeowners, and was held at Alicia Hanke's home.

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

Meeting called to order at 7:00 pm.

1. **Opening.** The President talked about how the Annual meeting went and discussed that we will be detailing what the expectations are of each position at November's meeting.
2. **Landscaping.** The president will contact a homeowner to see whether the homeowner or the Board will maintain the presentation of the fire hydrant in NE 136th Place.
3. **Architectural Control.** A neighbor is to be contacted by architectural controller as fines for architectural control violations aren't being paid since May.
4. **Amendments to Bylaws.** After reviewing the bylaws, the Board concluded that rules and regulations changes made by the 2008 Board members will remain in effect at this time. Per the Bylaws: for revisions and/or additions made to the same Bylaws, a quorum is based on the attendance of 25% of shareholders (homeowners). A 60% majority must disagree on the changes for the changes not to be adopted otherwise they are adopted. The current Board may not agree with how the 2008 Board handled and adopted the document "Rules and Regulations" and plan to make title changes as we move into 2012 AND give the shareholders (homeowners) the opportunity to disagree. Based on the conversation with homeowners at the Annual meeting, we agree that we will need to consult an attorney for making changes and tentatively plan to schedule an Emergency Meeting with homeowners in January, in addition to our regularly scheduled monthly meeting,