

## UPLAND GREEN HOMEOWNER'S ASSOCIATION

September 28, 2011 – Kamiakin Junior High Classroom 129

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

**Homeowners Present:** None

**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.

The Treasury is the remaining open position, interim being covered by Board President Alicia Hanke. The Board still has the need to fulfill the Ad Hoc Budget Committee and Block Watch Committee, per the governing documents.

2. **Homeowner topics.** Emails to be covered throughout meeting.

3. **Landscaping and Groundskeeping** – Pat outlined that Northwest Landscaping has clear expectations and guidelines set forth moving into 2012. We are at the point where the extraneous issues of overgrown areas are taken care of (ivy, overgrown trees and shrubs). There should not be any additional costs in the future as we are now in a maintenance stage, although trees will always be an ongoing issue as they die, become diseased, or damaged. Areas that are now being taken care of: perimeter of the overflow and the weeds in all gravel areas. Blackberry areas are going to be taken care of; cut back and sprayed during the proper time of each season. Researching sprinkler system; Dave is going to work with NLS in the future. We will be getting a weekly agenda as well.

Landscaping around the corner of 136<sup>th</sup> fire hydrant needs to be cleared for safety purposes and the Board will contact the homeowner to address whether the homeowner will be clearing the area or the landscaping company. Community Relations will contact the Fire Department to figure out who is supposed to clear those areas.

4. **Architectural Control** - 17 letters have been sent out since the last meeting. 5 people with fines to be assessed. Most are paint violations, but also include vehicle storage. We do have pending violators that we are continuing to address. We have been receiving a variety of contact when people get their letters of offense. There are regular violators.

Shed bids – further information is needed with regard to how the shed is removed and how the cement slab and power to the water lines will be impacted. This remains an on-going project at this time and will be handled as the water lines and the landscaping company work together.

Tennis courts – they are not the property of Upland Green per City of Kirkland. Supporting information indicates they were sold to King County in 1988 and we will provide the documentation for all homeowners online soon. Homeowners need to be informed that their realtors cannot be announcing that Upland Green has tennis courts.

Homeowner with tires and trash issues - the tires have been removed and the trash cans are intermittently reappearing. Dave will contact the City of Kirkland and also work further with the homeowner to have them removed, as they are City of Kirkland property.

6.0 Fine Revision – The Board discussed the potential revisions during the August meeting to shorten the length of time people have to comply and change some of the fines. Previous 6.0 Rules and Regulations allowed people as many as 45 days to comply and in the newer version, for instance with regard to yard violations, the days have been narrowed to 14 days. Further and additional letters will not be sent out and the first letter will cover a home for six months. The new 6.0 provides more in-depth coverage of violations that are very specific. The Schedule of Rules and Regulations will be sent out to the homeowners immediately for acceptance.

VOTE: 0-5 in favor

5. Community Relations: In an effort to gain as much communication from homeowners during the Annual Meeting, it was suggested that we offer an anonymous suggestions box. This will be handled by Paul. It was also brought to Paul's attention that there were a variety of monthly minutes not correctly posted on our website. He will make the changes and updates asap and make changes on the "Contact Board" page as well.
6. Block Watch and Overflow Parking: Celina provided a revised document for the Overflow Parking to remove the \$10 fee for the overflow lot as the Board no longer distributes a key. She did also indicate that there are a number of vehicles on the property that have expired tabs; she has been unable to make contact with the owners. The Board agreed that letters should be sent to the homeowners one more time letting them know they are about to be towed at their own expense. Celina reported that we have 11 open spaces. She is continuing to work on getting an officer out to the Annual Meeting to discuss Block Watch.
7. Secretary (represented by Alicia during this meeting): Based on the Board's recent letter to all of the homeowners for the Annual Meeting, an email from a homeowner questioned whether or not the Board was handling the upcoming Annual Meeting Election in accordance with our Governing Documents and CCR's. Alicia expressed that she had further discussed this action item with the homeowner over the phone and that there was a different understanding of how the documents are read. Upon further evaluation of the Governing Documents, the Board

agreed that they were statements contradictory to one another, but that since we don't have anyone showing interest in any position that we plan to move forward with a traditional "election" that may or may not be outlined properly in the Governing Documents. Should this change, and we ANY interest shown in ANY of the positions on the Board, we will immediately hold an election with any interpretation of how the documents are outlined.

Vote: against an election 0-5

8. Treasurer: Current financial balances were presented:
  - Checking Account: \$1,540.95
  - Savings Account: \$49,647.22
  
9. At the end of the meeting, Alicia reminded all of the Board members what the expected behavior is to be at the Annual Meeting. As there have been outbursts by both homeowners and Board members at the last two meetings, there will be a zero-tolerance policy upheld by Alicia, just as is outlined at the beginning of every monthly meeting.
  
10. Next Board meetings: The Annual HOA Meeting is set for October 20<sup>th</sup> at the Cafeteria of Kamiakin School. November's meeting is happening at November 30<sup>th</sup> back at room 129. There won't be any meeting hosted for December 2011.