

UPLAND GREEN HOMEOWNER'S ASSOCIATION
Board Meeting – Wednesday, September 29, 2010

Board Members Present: Alicia Hanke, Danielle Perry, Jon Resh, Jennifer Santiago, Pat Swilling Holdridge

Homeowners in attendance: No homeowners in attendance.

Meeting called to order at 7:10 pm

1. Meeting minutes

Minutes for 8/25/10 meeting approved as written. Alicia will post to the web site.

2. Discuss board member transitions

The board discussed the best method to transition the large number of positions. It was agreed that some overlap would be ideal and that current board members are expected to share information to assist in new member's success. During discussion at the annual meeting involvement will be encouraged and welcomed.

3. Discuss Annual Meeting

The board reviewed Jon's draft agenda for the annual meeting. The following changes will be made to the final agenda.

- Remove approval of meeting minutes – these will be distributed and approved via email prior to the meeting
- Adjust the order of agenda topics to this: board member position reports (minus Landscaping), changes in board positions 2011, Landscaping board member position report, financial items, review of ballot process, homeowner commentary period
- Results of voting items will be announced in the meeting minutes, to allow additional time for ballot submissions (Danielle to bring extra copies to meeting and a status report of ballots returned to date)

4. Annual Meeting Letter and Ballot

The board reviewed the final draft of the letter and made a few changes. A summary version of the budget will be added to the packet (Alicia to get final budget to Danielle for inclusion). The board reviewed historical information regarding the audit requirement. In 2003 the annual dues were raised to \$325, based on a 2002 vote to raise them from \$275, which brought the annual assessments over the dollar threshold. In 2005 a vote to waive the audit was included on the ballot. Results of that election are unknown. An audit vote should have been included for all years since 2003. The board voted to only include the 2010 audit on the ballot and not to go back retrospectively. Danielle will get letters with ballots and nomination forms, along with return envelopes, out in the mail this week with a 10/27/10 return due date.

5. Treasurer

Review of Financial Reports –

Balance \$26,670.96 checking; \$25,066.12 savings – This is an adjustment from last month as Alicia has moved \$20K into savings per board vote in August. Additional report shows over \$12,000 in Accounts Receivables collected, primarily as a result of contracting with HOA Receivables. Profit & Loss – September (to date) – Net Income \$3,738.97

HOA Receivables status –

Currently 17 accounts with a balance due have been turned over to HOA-RM. An additional 31 accounts are currently considered "on-track" with \$86 or less still due. Any remaining homes with a balance on 10/31/10 will be sent over to collections. All homes should be at \$0 due by that date.

6. Architectural Control

Review of Known Issues –

Jennifer is still dealing with one unpainted home in the 4-plex. The board voted that since all homes had agreed to paint and that the other three completed their portions, only the one out of compliance will be fined. Pat believes it may be painted now. Jennifer will check before assessing any fines.

The home at the 138th entrance is still not picking up their certified mail. One side did paint their garage in response to the letter received.

The home with a tarp on the skylight is still out of compliance and will be getting fined.

Two separate homes were painted without prior approval. Letters will be sent reminding them of the process. No fines will be assessed.

Towing company –

Jennifer reported that the contract is signed for the new company. The company will come up and post new signs.

7. Landscaping

Status Update –

Previous garbage issues appear to be on track.

Pat obtained a bid of \$2,500 for the natural area. Work to consist of tree removal around homeowner's property lines, removal of sick/dead trees, and general clean-up of the area. This space will remain natural with no path. The board voted and approved the bid. Work will be scheduled to take place tomorrow.

Reports have been made about a homeowner attacking other homeowners – particularly regarding accusations of speeding in the community. Some people have called the police already. The board is worried that something serious may happen. Homeowners need to call the police anytime they feel threatened. This will be reiterated at the annual meeting.

Pat reports that the new landscaping company is doing a really nice job.

8. Community Relations

Status Update – No update

9. Overflow Lot and Block Watch

Debbie was unable to attend the meeting, but sent an email update that was read by Jon.

Overflow Lot Status –

The fence repair and space line installation are complete. Debbie is concerned about the visibility of space numbers and presented a plan for how to create signage. The board voted for her to use house numbers.

Block Watch Status –

Pending input and volunteers from the annual meeting. Still awaiting information regarding police activity on 136th.

8. Secretary

Action items –

The board reviewed and updated the action item list. Danielle will send out to board members via email.

Insurance –

Danielle presented information about our insurance policies. Our Directors & Officers policy with Liberty NW/Robinson runs from 8/27/10 – 8/27/11 and costs \$1,300 annually. Our General Liability policy with CNA/Signature runs from 8/26/10 – 1/1/11 (then 1/1/11 – 1/1/12) at a prorated cost of \$737 for 2010 and \$1,800 annually. Danielle is pursuing options to decrease costs and/or consolidate policies.

Meeting adjourned 8:53 pm

Next Meeting:

The meeting will be held on Wednesday, October 27th from 7:00 – 9:00 pm at Kamiakin Jr. High (cafeteria)