

Upland Green HOA board meeting Minutes April 23rd 2014

Board members present: Celina Bonilla, Jennifer Santiago, Cathleen Dunlop, Dave Gover, Tom Rocamora and Lee Roberts

One homeowner present.

Meeting brought to order at 7:03PM

Block watch and Overflow parking - Celina: The car on 138th is gone; it was a silver car.

Storage shed: The cost is \$49.00 per month with the 2nd month free and \$18.00 down. Celina has 4 boxes of papers and Jennifer has 3 boxes. A vote was called to acquire a storage unit and it was approved. We will have 3 keys made.

Celina talked to the people who own the red car on 137th place and the car was removed. There are three spaces left in the over flow parking lot.

Community Relations – Cathleen and Celina handled the Egg Hunt and photos were placed on the website.

Landscaping - Cathy: Cathleen is getting bids on the trails. One of the estimates includes cutting tree roots to prevent future damage to the paths. Cathy will obtain three bids for the path replacement. We can have the work done in sections and paid out over time per one of the contractors bids.

Water is not draining from the walkway and Cathy is checking into this issue.

The new plants are supposed to be hardy.

Secretary- Lee Roberts: The Upland Green attorney charged a homeowner \$175.00 twice for a payoff statement and we do not have anything in our documentation saying that we charge that. That fee is excessive and Lee's opinion. Per Jennifer that is an Attorney fee and not an Upland Green fee. Per Jennifer HOA fees cannot be waived. Lee wants a different attorney or collection agency due to the excessive charges to homeowner's.

Architectural control – Dave Gover: Dave discussed the lights project and is contacting homeowners along the paths.

Treasurer – Tom Rocamora – Requested a detailed bill on the landscape project for the new plants installed near the entry signs.

President: Jennifer Santiago – We have \$13,927.72 in checking and \$59,719.37 in savings.

Discussed whether projects that cost more than 15K should go to the community for a vote.

Gave the Secretary a post card notice to file an annual report for the corporations to the state by May 31, 2014 or the organization will be dissolved. The secretary also received the Upland Green renewal insurance policy to review for renewal.

What are we going to do about the sink hole? Our landscaper said it would keep sinking and it was suggested that we put a tree in the green to hold the ground together. Jennifer is checking to verify the water bill has not increased which would indicate a water leak.

The homeowner present expressed concerned about the path near 139th. Tom Rocamora said we should consider removing the Upland green fence along that path because garbage is being tossed in between the Upland Green fence and the homeowner's fence.