

Upland Green HOA board meeting Minutes August 27th 2014

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

Board member absent: Dave Gover

Four homeowners were present.

Meeting brought to order at 7:01PM

The homeowners brought up the following issues.

- 1) Land under fence is eroding in backyard which borders the trails. The landscaping removed vegetation in the trail and replaced with bark and ever since the ground has been eroding.
- 2) Neighbor's yards are not being maintained on 136th Pl.
- 3) New paths look good.

Someone from the board will follow up on these issues.

Celina Block Watch and overflow parking – Celina: The over flow lot of full. The trees were cut by the utility company.

Garage sale September 13th and 14th from 9-6. Bar-Q to happen on September 20th.

Lee Roberts Secretary: Secretary was asked to keep a list of the homeowners and given some return mail to file. The secretary will create an online form for the homeowners to send in address changes.

Secretary to send out a newsletter post card with information on the B-Que, Garage sale and home maintenance reminders such as remove waste containers from view of the street, pick up after your pet, keep your yard neat etc. Secretary requested pre-payment of \$200.00 to do the mailing to the 178 homeowners.

Jennifer Santiago President: Discussed homeowners who have not paid dues. The president brought forth a vote to bench (put on hold) turning a homeowner over to the attorney for six month to avoid \$750.00 attorney fee. Per the president the homeowner has not contacted us but appears to be out of the country. It was approved to bench turning over this account to the attorney.

There was a lien placed on someone's property on 138th Pl which cost \$75.00.

Cathy Dunlop Landscaping: The Ivy removal bid for a tree in the green is \$775.00 and the cost to remove the tree is \$475.00. The tree is healthy and will not be removed by the board. If the homeowner wants to remove the tree she will need to go to the city for a permit, pay the cutting cost and get the board's approval.

The catch basins bids were discussed and Boles had the lowest bid. The board voted to approve installation of the catch basins with the funds to be taken from our reserves.

Dog waste center was discussed.

The homeowner that came to the last few meetings regarding the black berry bushes behind her fence has installed a new fence and the blackberry bushes were removed.

Tom Rocamora – Treasurer: HOA financial information available upon written request

Dave Gover Architectural Control: Dave was absent from the meeting but sent an email saying he is working on house paint letters. He is contacting two electricians to match the pricing received from Watts Electric on the lighting. The pricing we received is no longer valid as it has been so long.

He is also sending out second notices letters.

Attorney fees: The HOA pays the attorney upfront for the collections efforts which are in turn added to the homeowner billing. A homeowner asked if we can we afford to pay so much in attorney fees and it was stated that the homeowner pays the collection cost and we should stop wasting so much time discussing this.