

Upland Green HOA board meeting Minutes June 25th 2014

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

Meeting brought to order at 7:01PM

Three homeowners were present and had the following inquires.

- 1) A space in the overflow lot was requested.
- 2) The blackberries behind homeowner fence should be handled by landscaping

Treasurer – Tom Rocamora. - We have \$4,899.37 in checking and \$59,717 in savings.

There is a property that Tom will place a lien on as there is a trustee sale pending and there are outstanding dues.

Block watch and Overflow parking – Celina Bonilla: Celina put a note on the car that had been sitting too long on 138th place and the owner moved it. Copies of the notes that are put on the vehicle were provided to the board to view.

The over flow parking lot is currently full.

Someone from Puget Sound Energy has been asking for access to the tennis courts to do trim work on the trees. It is OK to cut the locks because we do not have a key to the tennis courts. The tennis courts are owned by the City of Kirkland.

Architectural control – Dave Gover. – It was decided that having the homeowners put light s in the path is not a good idea. When the property changes hands the new owner may not want to supply the lights.

A homeowner requested his neighbor remove the trash cans from the easement on 136th place.

All architectural changes need to be approved by the board and we have 30 days to approve.

Community Relations – Another garage sale will be held on September 13th and 14th.

The rules, regulations and CC&R's were printed up and Lee gave the receipt to Jennifer to be reimbursed. Copies of the documents will be disbursed to the new homeowners on their front door.

The Upland Green Barbeque will be held on August 16th

A news letter or post card will be send out to the homeowners reminding them not to feed wild animal, keep yards neat and clean etc.

Landscaping – Cathy Dunlop: There is dead ivy on a tree in the Green. The landscaper cut the ivy so it would not kill the tree but did not remove the ivy from the tree. It is not hurting the tree and we may get an estimate to remove it because a homeowner is complaining that it looks bad.

Cathy will get a bid on catch basins from Cedar Creek the company that is repaving the paths.

Someone on 139th dumped some bushes/ yard debris in the parking area.

Secretary- Lee Roberts.: Contacted two geotech companies regarding the drainage issues and sink hole and neither company was interested in the job of evaluating the area. Lee contacted the City of Kirkland and had their water specialist [Seppo Tervo Water Quality Specialist, City of Kirkland stervo@kirklandwa.gov](mailto:stervo@kirklandwa.gov) (425) 587 3851 come out and walked the property. Seppo said the sink hole was probably a place where the builder dumped fill or debris. To find out what is down there someone would need to dig a hole. It is probably old yard waste. He didn't think the sink hole looked too bad.

President – Jennifer Santiago: There is a homeowner who has not paid HOA dues in many years and it was brought to a vote to garnish the homeowner salary which will cost \$400.00 in attorney fees; the vote was approved five to one.

Jennifer requested the prior minutes from May 2014 be revised to show the secretary comments were as a homeowner and not a board member. The secretary stated the minutes are correct as written and the secretary was speaking as a board member and not a homeowner

It was suggested that if the secretary didn't like the policies then she could revise Rules and regulations that were approved by the homeowners in 2012 and bring it up for a vote. It was suggested that she not keep bringing up what the Upland Green homeowners are paying in attorney fees and collection cost.

The secretary expressed that the new rules from 2012 were probably written by the attorney collecting all of the fees and the attorney is the winner not the homeowners. The secretary also mentioned that anytime there is a big change in policy the change should be monitored by the board to see of the results are what was intended and desired.