

# Upland Green HOA board meeting Minutes May 28<sup>rd</sup> 2014

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

Absent; Dave Gover

Three homeowners were present.

Meeting brought to order at 7:06PM

The homeowners brought up the following issues.

- 1) Who will maintain the black berries behind her fence?
- 2) There is a tree in the Green that has ivy growing on it and it sways too close to my property.
- 3) How long does it take to get approval on project? See form on website [www.UplandGreen.org](http://www.UplandGreen.org)

Someone from the board will follow up on these issues.

**Treasurer- Tom Rocamora-** We need to make changes to the signature file at the bank. It was approved by the board to remove the prior president as a signer and to add the current treasurer as signer on the Upland Green banking accounts.

We have \$5659 in checking.

**Secretary – Lee Roberts** - Lee requested details on how much we are spending on collection charges. Lee specifically wants to know about the homeowners who are in collections. 1) How much the owner owes for dues, 2) How much is late charges and 3) How much are attorney fees. Lee believes the homeowners that are in collections are being charged excessive fees. Tom the treasurer said the homeowners who are being charged this should request this information. Lee contends that Upland Green should not be spending thousands of dollars to collect hundreds of dollars. The money we spend on collection cost could be spent on community projects. We can put a lien on the homeowners who cannot pay and keep sending the homeowner bills without paying collection fees that exceed the debt owed.

It was recommended that we print up copies of our CC&R's and present it on the porch of the new homeowners. The CC&R's are given to the homeowner by the title company at the time of closing however several homeowners say they did not receive it. It was approved that the secretary will have it commercially printed up and will deliver it to the new homeowners.

The bill for the Upland green website and for the renewal of the non-profit corporation with the state was given to the president for reimbursement.

**Landscaping-Cathy:** Cathy has obtained 3 bids for repaving the pathways. Cathy likes Cedar Creek Contractors LLC due to their professionalism and attention to details and their price is half the price of the first estimate. Cathy has obtained three bids on the pathway refinishing.

Cathy put out the garage sale flyers on the doors which is scheduled for June 21<sup>st</sup> and 22<sup>nd</sup>.

**President – Jennifer** – Inquired about the sink hole in the green. Tom has not heard from the geotech company.

The poop center was mentioned for the dog waste.

**Block Watch and overflow parking – Celina:** Someone removed the key box from the overflow lot and it had to be replaced.

There are a lot of children who do not live in Upland Green who are climbing trees. They are trespassing.

There is a property where the front door was broke; this is a foreclosure in progress and the house is vacant.

We have two parking spaces left in the overflow lot.