**Upland Green Community Organization**

11410 NE 124th Street, PMB 222, Kirkland, WA 98034

Board Meeting Minutes

May 20, 2025; 7:00-8:30pm

Board members present: Karen Degi, Mireille Martineau, Michael Rathjen, Kelly Chalupnik

Home owners present: Bob V.

1. **Meeting called to order**: 7:00pm
2. **Quorum established**: Yes
3. **Minutes approved** for April 2025: motion made by Karen D.; seconded by Mireille M. (move garden bed approval from landscaping to architectural)
4. **Officers report**:

* President: communication established with insurance company (Kelly to stop by Karen’s place to p/u insurance information to place in Upland Green file box). Karen (and Mike listed on Upland Green signatory account. Completed follow up needs for mailbox/package locker repair.
* Treasurer: ordered new debit card for accounts/working with previous treasure to complete role transition.
* Landscape: estimates obtained regarding hazardous tree needs. Board approved moving forward with King’s Tree bid.
* Overflow: No spare keys for accessing Overflow parking – board supports either additional keys or a new lock for parking area
* Compliance: Bob and Mireille report about the same number of people leaving trash cans out beyond 24h. (1 new house added to the list of 4 frequent homes) – team is now walking around 1x a month.

1. **Architecture Requests**:

* Chinmay U. request to replace roof (single family): approved by the board in early May, 2025.
  + Carla G. front door color change: approved by board
  + Jessica S. tree removal: approved by board
  + Jon R. tree trimming/removal: approval by board
  + Fencing update (13830 133rd Pl) approval/denial status pending re: fence extension beyond current perimeter (waiting on additional information from homeowner.)

1. **Unfinished Business**

* Communication w/3stripe re: concerns expressed during meeting/2024 Upland Green taxes (Mike) Mike will also be the primary contact person. Possibly reach out to them to attend couple of HOA meetings.
* Website upgrading update (Karen) – conversation still active.
* Contact lawyers regarding HOA rule changes/contact 3stripe regarding Insurance coverage (Karen)- move to next month

1. **New Business:**

* Previous board member (Wendy) currently has ownership of Upland Green Facebook page. Board members considered possibly sending Wendy a post 1x/month listing information about the community to address items such as: (consider removing comment/feedback option)
  + - Respecting community property (no fires or graffiti in common area
    - dog/p.u.p (pick up poop) rule
    - board approval for exterior home improvements/changes
    - potential monthly activities to encourage community engagement (i.e. blackberry removal near tennis courts) (?)
* PO Box key. Mireille has volunteered to p/u mail at post office – mail can be given to Karen
* Board to hold on renewing GoDaddy Microsoft 365 free email account after 5/23/2025.
* Discussion around developing a “gentle reminder” flyer to hand out to community to remind tenants of certain rules (trash can, exterior home maintenance, etc.) Karen to develop initial draft of flyer.
* Board to consider other options for communicating information to Upland Green community. Karen to research possible software programs that could assist with developing email distribution list.

**8. Adjourn Meeting:** 7:54pm

Ongoing

1. Tennis courts in general
2. Updating HOA rules