**Upland Green Community Organization**

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

Board Meeting Minutes

June 17, 2025; 7:00-8:30pm

Board Members Present: Karen Degi, Mireille Martineau, Kelly Chalupnik

Homeowner(s) present: Bob Vaughn

1. Meeting Called to order: 7PM
2. Quorum Established: Yes
3. Minutes for May approved: motion made by Karen D.; seconded by Mireille M.
4. Report of Officers

* President:
  + Upland Green responsible for maintenance of tennis courts; and liable if someone get hurt while using courts. Currently do have liability insurance but need to confirm appropriate maintenance requirements. Kelly to follow up with insurance company
* Treasurer: Funds: $11,489 in checking; 40,899 in savings
  + Property lien question: pending response from Oscar
  + King County Property taxes: payment made this month
  + Delinquent accounts: approximately 1/3 of accounts still owe $350 yearly due; Multiple questions remain regarding account liens which may require an accountant support(?)
  + Need to delete previous Treasurer’s credit card info currently with QB
  + Questions came up regarding sufficient annual dues amount to cover all costs
  + Extra mailbox key handed off to Mireille.

Meeting to be set up between President and Treasurer to review accounts

* Landscape:
  + Urgent tree removal cost: $6175 **approved**
  + Pruning (2) plum trees to be consider after potential tennis court maintenance needs
  + Previously mention dead tree has been removed
  + Landscaping manager change – Mireille to meet with new manager soon
* Overflow: 1 new person using lot; extra key made
* Compliance: Trash cans: 6 issues reported. Of these, 2 were new occupants
* Architecture:
  + Carla G. gate request, approved – Karen to reach out to Carla regarding approval and a couple of other requirements of the fence

1. Unfinished Business:

* Communication w/3stripe re: concerns expressed during previous meetings (Mike)
* Website upgrade – no updates
* HOA rule changes: any changes made need to be reviewed by lawyers before finalizing rules
* Received concern from homeowner regarding rabbits – no action to be taken by the board
* Preparation for upcoming annual meeting in October:
  + Possible annual dues increase due to cost adjustments surrounding 3stripe
  + Determine effectiveness of 3stripe and account managements
  + Tennis court upgrades/community cost

1. New Business:
   * Meeting to be set up between with all board members to actively review accounts and statements. Also to prepare agenda for annual meeting.
2. Meeting Adjourned 7:49pm

Ongoing

* Tennis courts: Bob V initially reached out to companies for cost estimates for resurfacing but hasn’t heard back yet. Bob to pass company names/phone # to board for follow up.

Kelly to follow up with Bob on status of activities within 2 weeks

* Gate repair: Bob to order necessary equipment to fix broken gate. With current damage, tennis courts will be locked until further discussion/repairs are completed.

Bob and Mireille to place “*caution”* tape up until entry gate is re-installed and locked. Bob/Mireille to place sign “due to safety concerns, tennis courts are currently closed” signs up.