**Upland Green Community Organization**

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

Board Meeting Minutes

August 19, 2025; 7:00-8:30pm

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

Homeowner(s) present: Bob Vaughn

1. Meeting Called to order: 7:00PM
2. Quorum Established: Yes
3. Minutes for July approved: motion made by Karen D; seconded by Mireille M.
4. Report of Officers

* President: Sandwich Boards put out! Ready for next meeting; Website update: SSL certificate needed for posting newsletter? Would cost $60-70/annually to maintain. Still following up on email options/3Stripe alternatives/OneDrive access/etc.
* Treasurer: Most issues with 3Stripe resolved except for ‘GoDaddy Account and Chase Account info. Board may opt to hold on sharing this information. But correction is needed regarding normal payments made out of this emergency fund. Booking Auditor – currently 3 companies to review. Bob also suggested references from friend of his
* Landscape: Grass spraying – board has voted to hold on this. Still waiting for city to approve tree removal. Trash can episodes still averaging about 4 homes. Apple tree concerns/landscaping has been cleaning up the apples weekly when they are here.
* Overflow: all is good
* Compliance: no report
* Architecture: MM request approved by the board.

1. Unfinished Business:

* Communication w/3stripe:
  + - Annual HOA meeting scheduled for 10/21/25
    - Information regarding next steps for collecting delinquent annual dues.
* Website upgrade: see President note
* HOA rule changes: Which rules have been approved/signed by lawyers.
  + - Blue box review for all bylaw documents containing lawyer signatures.
    - Blue box review for contract information regarding lawyer(s).
    - Reach out to previous president regarding bylaw information/updates done under their time as President.
* Preparation for upcoming annual meeting in October:
  + Generate rough draft of annual meeting letter.

1. New Business:
2. Meeting Adjourned: 8:03pm

Additional discussion:

* Tennis courts: with several individuals expressing interest in the courts, the board continues to reflect on the cost to maintaining the courts. Landscaping team will be cleaning the courts of loose leaves; interest in replacing missing pickleball/tennis net ($200.00); weeding; etc. Questions still remain regarding cost to maintain tennis courts so they are esthetic, useable, safe and compliant with insurance demands. And where this money will come from
* Newsletter: Continue pursuing options via Mailchimp or other email type newsletter. Also consider posting newsletter on UG website or outdoor message board.