**Upland Green Community Organization**

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

Board Meeting Minutes

July 15, 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: 7PM
2. Quorum Established: Yes
3. Minutes for May approved: motion made by Karen D.; seconded by Mireille M.
4. Report of Officers
* President: no report; still need to schedule officer meeting
* Treasurer: $11,489 in checking $40,899 in savings – still have several delinquent accounts (report that many homeowners still have not received their HOA invoice) (20% (44) of tenants were tardy in 2024). As of June 2025 (approximately 70 delinquent accounts) - 3Stripe process?
* P.O. Box has been updated: Need to add additional names (Oscar and Karen currently on the list)
	+ Wrong address for tenants initially used
	+ Difficulty with setting accounts with 3Stripe
	+ Need to have conversation with 3Stripe to get clarification about unpaid dues (Mike)
	+ Will 3Stripe help us generate a budget
	+ Need to prep for Budget 2026
		- What’s it going to cost to have 3Stripes onboard
		- Cost for Tennis courts – need to identify a pool of money to help take care of major projects
* Landscape: permit still pending for tree
* Overflow: all going well
* Compliance:
* Architecture: minimal request; possibly having architecture upgrades without requesting board approval
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
* 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
	+ Meeting to be set up between with all board members to actively review accounts and statements. Also to prepare agenda for annual meeting.
1. New Business:
2. Meeting Adjourned: 7:57PM

Ongoing

* Tennis courts: re-install hand rails
* HOA rule update
* Upland Green Website update