**Upland Green Community Organization**

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

Board Meeting Minutes

3/18/2025 7:00pm-8:00pm

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

Home owners present: Ackerley Tng

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1. Meeting called to order at: 7:00PM
2. Quorum established: yes
3. Reading and approval of minutes: Approved
	* February 2025 meeting minutes: motion made Karen Degi; seconded by Mireille

**President:** 3stripe, compliance, trash cans updates

**Treasurer**: None

**Landscape**: Reports some dumping; kids moving rocks into the green, cooler left near rocks; yard waste dumping – Mireille will chat with homeowners; Kings Trees to meet with the same home owners to talk about wood pecker damage. Talk with landscaping company regarding how to fill in place where tree was removed. Cost was extremely high so Mireille and Karen to look at different options.

**Architecture**: no report

**Overflow:** Report submitted to Karen and 3stripe; all vehicles are accounted for. Towing company placed too many “HOA parking” signs up.

**Unfinished Business:** Tennis court update

**New Business**: Website improvement project/Board approved (Karen, Mireille, Kelly)

**Meeting adjourned at**: 7:49PM

3stripe Updates

* Confusions about dues (did everyone receive invoice/who is up to date with payments)
* Communication between 3stripe and Realtor company not very businesslike
* Still wanting information from our reserve account
* Board determined next steps might be to generate email listing our concerns and send it to Aileen.Mike to email 3stripe
* Mike commented challenges are common when working with external company.
* Karen commented possibility for obtaining HOA bookkeeper vs HOA management company

Compliance issues:

* trash can issue –
	+ Mireille will continue to place friendly notes – we will hold on any fee enforcement
	+ Communal parking lot: 48h parking/Karen to write up additional information. Possibly update bylaws regarding parking information.
	+ Question came up regarding how to change bylaws: Kelly to look through file box to see if any information regarding changing CCRs/bylaws is available for review.
	+ Should also Consider presenting concerns at the annual meeting (i.e. trash can and fee; tennis courts and fee; etc.)

Tennis courts:

* no clear insurance liability status: Karen to check with 3stripe for insurance information; Kelly to review file box for any insurance information.
* Continue discussion at April’s HOA meeting.