

Upland Green Community Organization

c/o 3stripe Management 4303 Fremont Ave N #201, Seattle, WA 98103

October 20, 2026

Board Meeting Agenda

7:00-8:30pm

1. Call to order:
2. Establish quorum:
3. **OPEN FORUM** – 15 minutes for homeowners to voice questions/concerns
4. Recap and approval of minutes
5. Report of Officers
 - President & Vice-President: BOTH VACANT
 - 1st Vice President/Landscaping: Mireille Martineau
 - 2nd Vice President/Architecture/Compliance: Bob Vaughn
 - Secretary: Gretchen Nelson
 - Treasurer: Hailing Wu
 - Report of committees:
 - Overflow: Jess Scovel
 - Finance committee – Carla Gudenkauf & Hailing Wu
 - Governing documents (board advisement) – Mike Rathjen & Bob Vaughn
6. Unfinished Business:
 - CC&Rs, Bylaws & Rules & Regulations
 - Review the Committee recommendations to become compliant with WUCIOA, RCW 64.90
 - Discuss additional recommendations from the Board members
 - Collections
 - Has the homeowner of unit 32 (refer to 3stripe provided Excel file) contacted 3stripe with their current contact information as they advised they would? 3stripe Buildium platform is still showing the mailing address as the address within Upland Green
 - Additional steps needed to improve upon collections?
 - Status of tracing the \$10K judgment satisfaction payment received in April 2024
 1. Hailing and Gretchen obtained confirmation of deposit of the satisfaction of judgment into the Upland Green Chase bank account. Multiple deposits were done with that check. KCSC JUDGMENT SATISFACTION AMOUNT DOES NOT MATCH THE AMOUNT SHOWING IN ARREARS. ALL ASSESSED AMOUNTS ADDED AFTER JUDGMENT WAS GRANTED/PAID NEED TO BE MODIFIED TO REFLECT ONLY THE CURRENT AMOUNT(S) DUE.
 2. Hailing to check QuickBooks to see if these were applied. If they were not applied to the accounts (but deposited into the Upland Green Chase account), then the balances on those homeowner accounts are incorrect and need to be revised.
 - Walking paths
 - Areas of potential hazards have been marked with bright yellow by Mireille and Gretchen
7. New Business:

- Entrance signs
 - The patching of the wood rot on the reverse side of the 136th Place entrance has been done; Gretchen still needs to inspect/repair the other entrance sign
 - Gretchen will get paint to touch up/repaint both signs as some areas are looking worn/faded

1. Adjourn Meeting
 2. Executive Session:
-