**Upland Green Community Organization**

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

Board Meeting Minutes

1/21/2025 7:00pm-8:30pm

Board members present: Karen Degi; Mireille Martineau; Kelly Chalupnik

Home owners present: Yuxin Deng; Bob Vaughn

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1. Meeting called to order at: 7:00PM
2. Quorum established: Yes
3. Reading and approval of minutes
	* October 2024 meeting minutes: motion made by Mireille Martineau; seconded by Kelly Chalupnik
	* Annual HOA meeting minutes: motion made by Karen Degi; seconded by Mireille Martineau with one exception – correct 3Stripes to 3Stripe
4. Report of Officers
	* President:
		+ Corporate Transparency: Currently are exempt and not required to complete reporting. Ruling has changed frequently so will continue to monitor. Follow up with Oscar to confirm exempt status
		+ 3Stripe onboarding: still require more documents from Oscar; concerns about their effectiveness to date expressed during the meeting
		+ Kelly to set up meeting with 3Stripe and potential board members. Questions to ask:
			1. When will HOA due notification occur – although due 1/31/2025; Karen has mentioned leniency with enforcing that deadline due to lateness of due notification.
			2. Clarify how 3Stripe will reach out to homeowners (snail or email)
			3. Inquire when 3Stripe might be able to support additional billing needs such as trash can fine management and how this assistance may look (how will 3Stripe contact homeowners regarding additional charges added to their account….)
	* Treasurer: no report
	* Landscape:
		+ Things going well with landscaping company; good communication with account manager.
	* Architecture
		+ AE: (clearing vegetation to lay gravel for plant pots (1/2025)) (Amy Evans req. Approved Karen, Mireille and Kelly. Karen to let AE know of approval.
	* Overflow:
		+ Current contract in place with Quality Towing. Still no signage posted on overflow parking fence.
		+ Mike to contact towing company regarding signage.
		+ The following board members have authorization to have vehicles towed: Mike, Karen, Oscar, Mireille
		+ Also addressed concerns of vehicles taking up guest and street parking space. Karen to send to board members a sign that could be placed on any vehicle that is parked for an extended period of time without activity.
	* Compliance:
		+ Business License and Annual report updated
5. Unfinished Business: handoff to 3Stripe.
6. New Business: none
7. Meeting adjourned at: 7:47pm
* Trash can compliance: the board feels people have been very perceptive regarding trash can issues. Improvements have been seen as 42 trashcan violations were reported in August and only 7 so far this month. However, 3 of the 7 reported this month are at their 4th violation. Discussion regarding fees whether to pay $5 or $25 initial fee. Raising the fee to $25 for their 4th violation was supported by homeowners and several board members.

Questions from homeowners:

* asked if 3Stripe was sending out another notification
* asked when HOA dues are due: officially due on 1/31/2025; grace period to the end of February if not March. Karen/Kelly to follow up additionally regarding mailings.
* Cost to fix tennis gate about $90. Karen and Mireille approved reimbursement cost for hardware
* Asked if communications could be sent via email rather than snail. Karen currently working on developing an updated email distribution list – may be something 3Stripe could assist with.