

## UPLAND GREEN BOARD MEETING MINUTES

April 30, 2009

**Board Members present at meeting:** Melinda Baker, Jon Resh, Alicia Hanke, Danielle Perry, Lee Roberts, Nicole Gaudette

**Board Members absent from meeting:** Pat Swilling Holdridge

**Homeowners present at meeting:** Tom Rocamora, Jeanne Simpson

**Others present at meeting:** Alice Thannisch, Compass Management

### REVIEW OF MINUTES

Minutes for the March 25, 2009 meeting were approved. Danielle will send to Compass and pdf for web posting.

### HOMEOWNERS CONCERNS

#### ***Billing statements***

Jeanne brought up a concern from a recent billing statement. Request was made to:

- Make bills more explicit
- Make clear that bills are coming from Compass and not Upland Green
- Clarify “balance forward” vs. “past due”

Alice will talk with Sara about the improvements.

#### ***Banking***

A question was raised about the banking controlled by the association. Two signatures are on file – currently Melinda and Mike. Melinda requested that Danielle be added to the signature card, in replacement of Mike. They will go to the bank and make the change.

#### ***Enforcer of CC&R***

A question was raised about who is the ultimate enforcer of the CC&R...the Board or Compass. In the event of a lawsuit from a homeowner, who does it go to? One thought was that Compass only holds fiduciary responsibility. The question was unanswered.

### COMPASS REPORT

Alice was invited to the meeting, the first of two meetings Compass will attend in 2009 (the other being October). The current Compass contract runs through the end of May.

#### ***Financials***

Hard copy of monthly financials will be sent to Melinda prior to each board meeting. An electronic copy will be sent to all Board members.

#### ***Website***

Alice presented an option for an interactive website Compass is offering. The cost is \$.50 per door (homes in neighborhood) per month. Since we have a website and private blog, the Board was unsure that this was necessary. This will be a discussion item at the next meeting, after Board members have the opportunity to view a sample (associationvoice.com).

#### ***Violations/Letters***

Compass wrote 61 letters last year in relation to violations. The Board discussed the general process flow for infractions. Fines/Violations are referenced in the General Rules & Regulations (undated), section 6.0 and New General Rules & Regulations (dated January 2008). The Board decided to assess fines by letter and not by day. The Board also decided to follow this process flow:

Minor infractions: 1<sup>st</sup>) reminder of rules via letter, 2<sup>nd</sup>) formal notice via certified letter, 3<sup>rd</sup>) fine

Major infractions: 1<sup>st</sup>) formal notice via certified letter, 2<sup>nd</sup>) fine

### ***Pitbulls***

Compass has called Animal Control. They were unable to locate the dogs. A letter has been sent in the past to the occupant – it was unclear if the owner is aware of the situation. Based on an April 7<sup>th</sup> anonymous complaint, Compass will implement the above process for major infractions and will send a certified letter to both the occupant and homeowner. Melinda will also talk with the owner. Alice indicated that Animal Control can be called anonymously. She suggested pressing “aggressive” on their phone tree to get more immediate response.

## **BOARD MEMBER REPORTS**

### ***President***

Melinda was interested in getting Board positions streamlined and spent additional time clarifying position responsibilities.

### ***Architectural Control***

Nicole will walk the entire neighborhood once a week. On a weekly basis, she will communicate with Alice/Compass on issues that need to be taken care of. At the monthly meeting, she will report out on the number of violation letters requested of Compass and the number of letters sent out by Compass. During those walks, she will be looking for the following items:

- Vehicles – RVs/boats, Cars that are unregistered/inoperable/unmoved in 48 hours. If on Upland Green property and/or driveways, cars can be towed. If on the street, she must call the Sheriff.
- Garbage cans
- Homes – roofing, painting, fencing

Melinda requested that the “authorized caller” list with Mac Towing be revised to include just Nicole and Melinda. If someone else on the Board notices something, they should call or email Nicole. It was suggested that Nicole watch the Jaguar on 133<sup>rd</sup> and the blue/white truck in overflow on 138<sup>th</sup>.

Nicole still needs to get the coloring for the overflow parking sign to JJ Graphics for order.

### ***Community Relations***

Newsletters were distributed in the neighborhood the week prior to the meeting. It was suggested that the next newsletter go out in June. Suggested articles included: towing, painting/other exterior home work to be approved by the Board, and annexation. There was a question on how to get the newsletter to homeowners that live outside of Upland Green. Alicia will work with Compass to identify alternate addresses.

Alicia presented ideas for the next project including, a yard sale, ice cream social, and Christmas light competition. It was suggested that a community yard sale be held in July.

Following up on a homeowner suggestion, she looked at the basketball/tennis court. It didn't look like it needed much work besides painting and a fix to the broken gate. She will contact the homeowner to follow-up.

### ***Special Projects***

Jon presented options for security cameras. The ideal set-up would be to record day and night to a DVR with motion-senor cameras. These would be about \$200-\$300 if power was available, \$625 for self-contained units. It was suggested that cameras be placed on Jon, Melinda, and Sandy's homes to watch the overflow parking, tennis court, and dumping in the east and south of the green. Signage would need to indicate "under video surveillance". Jon will bring costs and a specific plan to the next meeting.

Jon will get sandwich boards out for the next meeting.

### ***Landscaping***

No formal report was made in Pat's absence. There was some discussion about the hand-off and Mike's continued participation with the Board.

### ***Secretary***

Danielle has reserved Kamiakan for the May meeting and the Library for June. It is intended that the library be reserved for July and August, although reservations can not be made this far in advance.

### ***Web Site/ Overflow Parking***

Lee reported out on email and blog entries since the last meeting. It was agreed that Lee will assign blog entries and emails to Board members for follow-up as they pertain to each person's position.

### **NEXT MEETING**

***The next meeting will be Wednesday, May 27, 2009, at Kamiakin Junior High's cafeteria.***