

UPLAND GREEN BOARD MEETING
MINUTES

August 26, 2009

Board Members present at meeting: Alicia Hanke, Danielle Perry, Nicole Gaudette, Pat Swilling Holdridge, Lee Roberts, Jon Resh

Board Members not in attendance: Melinda Baker

Homeowners present at meeting: Mike Arndt, Tom Rocamora

REVIEW OF MINUTES

Minutes for the July 29, 2009 meeting were approved with corrections.

HOMEOWNER CONCERNS

Garage Sale/Newsletters

Tom congratulated the board on the garage sale, noting that there was heavy traffic on 138th for the sale. He also stated that the newsletters have been great.

Dumping

Mike reported that debris has been dumped on the 137th trail. Nicole stated that this was from homeowner Susan's tree trimming approved at the last meeting. The limbs will be removed over the weekend. Mike also noticed a bed frame that was dumped in the monument area. Pat will take care of removal and the board pre-approved up to \$100 for the cost of removal.

Communication

Tom wondered how homeowners are communicating with the board. Alicia shared concerns about the current communication between the board and homeowners. The board discussed the difference between the blog and email inquiries. The blog is intended to be homeowner communication with each other, including questions that affect other homeowners. Questions are answered to the blog. The blog is not intended to represent all communication with the board. Emails are individualized questions to the board that are answered personally. This information will be added to the next newsletter. A disclaimer will also be added to the website stating, if you need something answered immediately, contact the board directly.

Neighborhood Appearance

Mike shared concerns about the appearance of the neighborhood and suggested contracting with Compass to conduct drive-bys. This would encompass them personally checking each house against the CC&Rs and managing the letters to be sent out. This would be an additional \$100/month. The board discussed the proposal, but decided to wait and revisit the idea when we feel Compass is doing satisfactory work. In the meantime, Alicia will walk the neighborhood (to assist Nicole) and will report any concerns to Nicole.

Treasurer

There were concerns voiced about Compass acting as a treasurer. Conversation included the lack of timely receipt of financial records, unclear how many outstanding fines exist, detail of payees for checks, and how the budget is created. Stated goals were to be able to evaluate financials, to have cohesive information, and clean-up/simplify monthly vs. year end reports. Alicia will carry concerns to Compass in-person and will ask to see samples of all reports available and will select which one we like, using the following identified items: list of checks with detail, income vs. expense statement, overall expenditures per budget line items, definitions/explanation of budget line items, monthly trial balance sheet, and full financial report for the Annual meeting. The board discussed potential termination of services. Contract calls for 60 days notice before the end of the term. It was unclear if we have a current signed contract. Danielle will explore this and will research new bids.

BOARD MEMBER REPORTS

President

- Action** – Repaint lines and numbers in overflow parking.
- Follow-up with Compass on glossary/how to read your bill tool.
- Begin agenda for annual meeting.

Architectural Control

Nicole gave sign company the order over the phone. The company reported that they don't have the color in stock. The board encouraged her to get this project completed.

Mac sign has not been replaced yet. They have been notified.

Three letter requests were sent to Compass this month. Nicole will request to have copies sent to her for future letters to follow-up on what has been sent.

Nicole announced that she may have to resign as school is starting and will probably interfere with the board meeting schedule.

- Action** – Purchase and install overflow parking and under surveillance signs.
- Follow-up with Mac Towing for a replacement sign for overflow lot.
- Request letter copies from Compass (for future).
- Follow-up with county regarding overflow parking expansion.

Community Relations

Alicia continues to work on the alternate address list. This will be completed by the next mailing.

Alicia reported following up on the unleashed dog inquiry via email and phone, with no reply. The address was provided to her and she will follow-up in person.

The board decided to have a September newsletter. Content to include: how to communicate with board (blog vs. email), unleashed dogs, speed limit, new neighbors, annual meeting.

Tom suggested a future project of a new neighbor packet to include: CC&R, Rules and Regs, Articles of Incorporation, Assn. Bylaws, and cookies in a basket.

Alicia shared various options for mailbox displays. The board suggested looking at the version with stakes. Lee will assist Alicia in comparing prices with MLS and will bring the final recommendation to the next meeting. Approximate cost is \$15/box for 25 boxes.

- Action** – Continue to clean-up alternate address list (owners of rentals).
- Contact homeowner about unleashed dogs email.
- Create September newsletter.
- Prepare final recommendation for mailbox display.
- Meet with Compass regarding financial reports.

Special Projects

- Action** – Create four A-Boards to use for meeting and event notification.
- Continue research on cameras.
- Put sandwich boards out for next meeting.

Landscaping

Pat raised questions about landscaping items in the budget. Irrigation – We currently pay ~\$1,300/year for water bill (minimum payment). \$1,800 is budgeted. Mike shared that the green has sprinklers that are broken. In the past he determined a cost of \$3,000/meter for removal which would eliminate ongoing water costs and the option for repair and use of sprinklers. Pat will work with Highridge site manager to assess system and determine what is operational. Pat will also call water company to estimate cost for irrigation. Building Maintenance – this covers the tennis courts and shed in green. Repairs to fence should have come from this line item.

Pat reported that 6 dead plants were removed from the 136th entrance – may be 3 more - due to lack of water. An additional shrub along the tennis court path is dead. The board approved removal of this shrub. The board agreed to wait to replace the plants until the irrigation is fixed or another alternative is identified.

- Action** – Assess sprinkler system.
- Contact water company about estimated costs.
- Remove shrub.
- Remove bed frame.

Secretary

- Action** – Send approved copies of minutes to Compass and for web posting.
- Contact Post Office (re: displays, mailbox replacement) and answer blog.
- Discuss 09-10 Compass contract with Melinda (signed?).
- Research bids for management company.
- Reserve school for next meeting.

Web Site/ Overflow Parking

Lee reported 3 email contacts this month. 1) general complaint about maintenance of 2 homes at 138th entrance – letters sent; 2) chalk on street regarding speeding – homeowner John washed it off and was sent a thank you letter; 3) mailbox replacement – Danielle will respond..

Lee researched insurance bids by contacting 5 companies. Since this is a specialty market, 4 companies referred her to our current provider. The other company is still preparing a quote.

Overflow lot is full now. Expanding would need to be discussed with the county planning department. Nicole will follow-up with the county. Lee suggested changing the overflow parking rules to limit one space per household and priority given to recreational/specialty vehicles. Lee will draft this for the next meeting and will talk with Compass about sending an invite letter to lot users for the next meeting.

- Action** – Obtain insurance bid.
- Draft new overflow lot rules and contact Compass about meeting invite letters.
- Post approved monthly minutes to the web site.
- Add blog disclaimer to the web site.

NEXT MEETING

The next meeting will be Wednesday, September 30, 2009, at Kamakian Junior High.