

UPLAND GREEN BOARD MEETING
MINUTES

February 25, 2009

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

Homeowners present at meeting: Mike Arndt, Susan Pees, Sue Lighthart, Tom Rocamora

REVIEW OF MINUTES

Minutes for the January 28, 2009 meeting were approved.

ANNOUNCEMENTS

Lee announced that Rebecca has resigned from the board. Nicole, who had volunteered to be back-up for this position at the last meeting, took over the role of Architectural Control.

ATTENDING HOMEOWNER COMMENTS/ CONCERNS

P.O. Box

Melinda announced that the Upland Green P.O. Box was closed. All correspondence will go to Compass – this was included in a letter to all residents, from Compass, sent out on 11/17/08. Compass' address was given to the Post Office as the forwarding address for the box. Reference to the P.O. Box will need to be removed from the website. "How to get a hold of the Board" will be included in the newsletter.

Proposed Jail site

Tom and Alicia brought up the proposed Jail site, by United Rentals. There were several public forums in December 2008 and neighboring associations wrote letters voicing their concerns. The web site for more information is www.necmunicipaljail.org. It was recommended to put a link to this site on the web and info in the newsletter. Special Projects will explore further and report out at March's meeting any additional information.

Mission Statement

Tom presented a proposed Mission Statement for the Upland Green Board. The Board decided to review the proposal and bring the item to discussion at the March meeting.

BOARD MEMBER REPORTS

President

Melinda followed up with Compass Management on the issues identified at the February meeting.

- The December financial statement was in fact for the year-end. Financials are expected monthly, however the January financials have not been sent yet.
- Compass was unaware of any past liens. They must be in the boxes from Tom which are now with Compass. Melinda will follow-up again on this point.
- Compass does track neighborhood sales. Escrow notifies them when a sale is complete. They haven't received much lately. She asked them to be more diligent.
- Sara sends out letter with late fees for overdue accounts. There is still a question on the timeline.
- Sara responded to the fax request within 10-11 days. Melinda will find out what the standard is.
- Compass' intention is to send information/letters to homeowners and not renters.

Melinda will talk with Compass regarding the CC&R and board positions outlined. Currently it lists Block Watch and Treasurer; however the Board is using these positions as Web/Overflow Parking and Special Projects.

Community Relations

Alicia presented a draft newsletter and all attendees made suggestions. Board members requested that she forward them an electronic copy for continued feedback. Alicia will price out the difference of the Board vs. Compass sending out the finished newsletter.

Ideas for future community relations projects were brought up: 1. Debris clean-up in community – look for volunteers; 2. Service directory from community recommendations – Danielle has an older version she will share with Alicia.

Architectural Control

Nicole walked through the neighborhood several times in the last month and will continue to walk-through on a regular basis. One item of note was a Ford Festiva with expired tabs and no wheel. She called to have it towed, but the vehicle was moved. She will keep an eye for this car. Mike's name is currently on-file with the towing company. He will contact them and get this changed to Nicole.

Tom recommended that the Board come up with standards for paint colors, fencing, etc. to hold the community accountable to.

Web Site/ Overflow Parking

Lee added new board members and animal control issues to the web content since the last meeting. She is responding to all email and blog entries that request reply. The blog password is 98034.

The Overflow Parking lot is now full - the black trailer will be moving in. It was mentioned that the lines and numbers are disappearing. Melinda stated that she has extra paint for touching this up. Mike will give keys to Lee for the old locks. Tom indicated that he would like to purchase a boat and that Tract B & G are listed in the CC&R as both being restricted options for recreational vehicle parking (Article H, Section 2). The Board needs to talk further about expanding the overflow parking.

Special Projects

Jon will explore options for permanent placement of fliers/displays on mailboxes.

Jon presented information on his snow removal assignment from the January meeting. Tractors with a blade would run about \$2,000 or less. A plow that attaches to an SUV/truck would run about \$1,000 or less. The board continued to discuss liability concerns and issues related to the maintenance of these options. Talk about optional plowing services through High Ridge was mentioned. Nicole will contact them to get a quote.

Landscaping

Pat and Mike are meeting with High Ridge tomorrow to hand off this board position. They still need to talk about bids for the fence replacement along the 136th entrance. Complaints were made about the utility paint on the roads. Pat volunteered to contact Verizon regarding this.

NEXT MEETING

The next meeting will be Wednesday, March 25, 2009, at Kamiakin Junior High's cafeteria.