

UPLAND GREEN BOARD MEETING
MINUTES

January 28, 2009

Board Members present at meeting: Mike Arndt, Melinda Baker, Pat Swilling Holdridge, Jon Resh, Alicia Hanke, Danielle Perry

Board Members absent from meeting: Rebecca Kaska and Lee Roberts

Homeowners present at meeting: Nicole Gaudette, Frank Pees, Susan Pees, Sue Lighthart, Tom Rocamora

REVIEW OF MINUTES

Minutes for the November 19, 2008 meeting were approved.

INTRODUCTIONS

The new board members introduced themselves and the positions they will be filling:

Pat – Landscaping

Alicia – Community Relations

Jon – Special Projects

Danielle – Secretary

Melinda assumed the role of President as this was Mike's last meeting as a board member. Nicole volunteered to be a back-up for Landscaping.

DECEMBER FINANCIALS

Financials for the month of December were emailed to the board from Compass. Year-end is not yet completed.

Cash with Compass: \$7,919.47

WAMU checking: \$14,007.65

WAMU savings: \$12,957.37

NEW BUSINESS

Break-ins

Three break-ins have occurred during the month of January – two on 128th (1/19) and one on 137th. Compass Management drafted a letter to homeowners. The letter was shared and opened for suggestions. Additions to the letter will include Sherriff recommendations for using deadbolt locks. Alicia will forward additions to Compass Management.

Tree Removal Notice

Melinda shared that she received notice from PSE to remove a tree in her yard. She was advised to send the postcard back to PSE refusing.

Animal Control

Lee will be adding animal control contact information to the website for dealing with unleashed dogs. There is a form online that is required to be filled out for non-emergency response requests. For dealing with cats – Step #1: homeowners are advised to write a letter and talk to neighbor in issue; Step #2: use a live trap in conjunction with the Humane Society. Tom wondered if there is a CC&R enforceable rule regarding animals. Section 2 references household pets – “No animals shall be kept or permitted on the subdivision except for household pets which are kept by the occupiers of a lot and which do not unreasonably interfere with the use and enjoyment of any lot.” If there continues to be an issue, contact Compass Management and request to have a letter sent out.

BOARD MEMBER REPORTS

Architectural Control

It was recommended to add a notice of “park at your own risk” on the Overflow Parking Agreement. A reminder was made that any painting and/or exterior changes need to have board approval.

Web Site

Everything looks good.

Landscaping

Pat and Mike are working together to pass over the duties of this role. If a homeowner has any issues with Highridge (our landscaping company), they can contact Pat or Mike who will liaison with Highridge. Bids are being collected for the fence replacement along the 136th entrance.

IDEAS FOR 2009

Review of Winter 2008/2009

Everyone discussed issues created during the winter storms including plowing and neighbors that may have been shut-in. In order to be proactive for next year, various ideas were brainstormed that Jon will explore further. Additionally, it was suggested that this be an agenda item for the annual meeting in October in preparation for next year.

Ideas for snow removal: Private company (quoted to Mike at \$550/hour with Upland Green being a 6.5 hr. job); Highridge contract; Upland Green purchase truck and blade and store when not in use.

Other ideas: Create an emergency fund to pay for plowing, etc.; Outreach in the neighborhood for volunteers to help; City of Kirkland offers Community Emergency Response Team (CERT) training.

AROUND THE TABLE

Questions on fines/ liens

A question was raised on the number of fines that have been levied. The answer was three – none have been paid and all are still accumulating fines. Most are for unlicensed cars in driveways. A question was raised about the status of liens from the past. The answer was unknown.

Questions about the role of Compass Management

Several questions were asked about Compass Management. Two recent issues occurred – yearly assessment of fees was sent to renter, not owner; homeowner requested information for a refinance and had no reply. Both issues have been resolved; however Melinda volunteered to call them to check on these issues. It was advised to contact Compass via email with any issues. Compass’ records are from the board and Melinda will be sending them a list of new board members. It was asked whether Compass tracks new sales/new neighbors. The answer was not known. Compass is required to attend two board meetings per year at our discretion. The Annual meeting in October and the April meeting were recommended.

NEXT MEETING

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