

UPLAND GREEN BOARD MEETING
MINUTES

July 29, 2009

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

Board Members not in attendance: Jon Resh

Homeowners present at meeting: Mike Arndt, Kristie Smith, Celina Bonilla, Susan Sekely (with friend Geoff Willcher)

REVIEW OF MINUTES

Minutes for the June 24, 2009 meeting were approved as written.

HOMEOWNER CONCERNS

Fence

Krista asked if it was ok to move the fence at 13202 NE 138th to the corner. The Board approved.

Pine tree

Celina asked about maintenance of a pine tree overlapping at 13844 133rd Pl NE. The Board informed her that trimming the portion overlapping her property is ok.

Cutting trees

Susan asked about 3 trees on the 138th – 134th trail that overlap her property. She was advised that she can trim anything overlapping into her property from the common area. Nicole will be working with the homeowner on the concern.

Meeting schedule

When Compass was contacted about the upcoming meeting, they indicated that the meeting schedule was not written down and were unable to inform the homeowner about the meeting.

BOARD MEMBER REPORTS

President

Melinda shared an email from the insurance company dated 7/29/09 regarding the playground equipment in the green. According to Marcy Cotter of Liberty NW Insurance, the “premium we pay does not anticipate this additional high risk of exposure” and this “could jeopardize the renewal of claim”. Alicia is unhappy with Compass’ prior advice to allow the playground equipment and in the future recommended going straight to the insurance company. The board recommended reviewing our policy. Lee will get several bids. Current costs are \$1,800/year, \$116-\$118/month. No claims have been submitted against the policy. It was suggested that the Board create a manual that includes typical questions/concerns to avoid similar concerns in the future.

Melinda reported no luck with the billing rep from Compass. They have been hard to get a hold of and the answers are unsatisfactory. Melinda will talk with Sheri.

Melinda called the owner of the home with the fir tree. The owner indicated that the renters will be out at the end of the month and he will be moving back in. The tree has been assessed as a good tree in the past. Owner stated that he had talked with Susan Pees previously and is cooperative to work with the Pees on the concern.

Jon's email is bouncing back. Melinda will follow-up with Jon on this and other items.

- Action** – Repaint lines and numbers in overflow parking.
- Follow-up with Compass on glossary/how to read your bill tool.
- Follow-up with Jon (email, outstanding action items)

Architectural Control

The boat previously stored on 139th is now gone. There is no current need for the overflow lot.

Nicole continues to have difficulty getting the sign order in. Emails are not going through. She will plan to do this over the phone or via mail.

An email request was made about repainting. The home will be repainted the same color and will only be painted on 3 sides due to costs. This was approved.

Another complaint was made about the tall grass and paint on the corner.

Alicia shared that her neighbors want to paint and there are conflicting ideas about color. They may request a hearing from the board.

- Action** – Purchase and install overflow parking and under surveillance signs.
- Contact Mac Towing for a replacement sign for overflow lot.

Community Relations

Alicia continues to work on the alternate address list. This is not required to be finalized until the next newsletter mailing.

Alicia reported on the yard sale. 8 homes participated. No one came for lemonade. She has signs left over for next time. It was suggested that we need to have more ways to get the word out about events/notices. The board decided to revisit the idea of having permanent notice displays on the mailboxes. We will need to get an ok from the post office before proceeding.

- Action** – Continue to clean-up alternate address list (owners of rentals).
- Contact homeowner about unleashed dogs email.

Special Projects

- Action** – Create four A-Boards.
- Continue research on cameras.
- Put sandwich boards out for next meeting.
- Re-present research on permanent mailbox displays.

Landscaping

Pat reported that the overflow weed control is taken care of and that this has been added to the contract moving forward. The new contract is in the mail.

Pest spraying/tree pruning was put on hold.

Rebarking was completed. The price went up \$500 from the bid as they had underbid the job by 10 yards. They did take off \$10/yard to accommodate the price hike. Highridge has done other work for us at no cost in the past. The monument area was not included as this has not been barked in the past and is maintained as a river rock area.

The repairs to the tennis court and fence are done. This came in the same as the bid.

Donald reviewed the parking area at 138th again and cleaned up additional debris. This will continue to be maintained by Donald.

The drainage concern needs to wait until Donald's return. This is not an immediate concern with the warm weather. Pat is unsure if it does need to be fixed. The water should be draining to the street drain, but it doesn't as is.

The overflow parking towing sign is broken. Nicole will contact Mac Towing for a replacement.

There were questions about the maintenance of the trails. Pat reported that our contract calls for Highridge to keep the weeds down and the path clear. The desire is to have the area look woodsy. They do not trim trees unless a tree is dead or falls. If a healthy tree from a common area comes down in a storm it is the homeowner's responsibility. If there is a sick tree in a common area, the board needs to be informed and it is the board's responsibility to take it down.

Secretary

Action – Send approved copies of minutes to Compass and for web posting.

Web Site/ Overflow Parking

Lee reported 7 email contacts on the web this month. One suggested the ability to add attachments.

One email contact regarded unleashed dogs. Alicia followed up with the person but they did not contact her back. Alicia will attempt contact again. Lee will add something about unleashed dogs to the next posting. Lee would like to revisit doggie bags at the next meeting.

Action – Obtain several insurance bids.

Add ability to add attachments to web contact.

Add web contact about unleashed dogs.

Post approved monthly minutes to the web site (voted and approved).

NEXT MEETING

The next meeting will be Wednesday, August 26, 2009, at Kingsgate Library.