

**UPLAND GREEN BOARD MEETING**  
**MINUTES**

June 24, 2009

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

**Board Members not in attendance:** Lee Roberts

**Homeowners present at meeting:** Frank Pees, Susan Pees, Sue Lighthart

**REVIEW OF MINUTES**

Minutes for the May 27, 2009 meeting were approved with corrections.

**HOMEOWNER CONCERNS**

***Overflow Parking***

Concern was expressed about the lack of weed control application in the overflow parking. Clarification was provided by Melinda that this has historically been done once per year. The prior board decision was changed and Pat will work with Highridge to get this done. In the future this should be added to the contract as a standard service and applied automatically. Once the weed control is completed, Melinda will repaint the lines and numbers.

***Fir tree***

A fir tree at 13618 135<sup>th</sup> Ct. NE is hanging over the neighbor's property. Limbs have been coming down during recent wind storms. Since this is not on community property an agreement must be made between neighbors to address the concern. This is a rental property. Melinda will locate the owner's name and address and provide to the Pees' for follow-up. Nicole will contact Compass to send a letter to the renter and owner of this location about the roof, gutters, grass, fire hydrant and tree.

***Fireworks***

There was a request to post something on the website discouraging neighbors from lighting fireworks because of the dry weather we have been having. Alicia will contact Lee with this request.

***Speed limit***

There was a request to add something to a future newsletter to encourage neighbors to slow down while driving through the neighborhood. It was also requested to add this to the blog.

***Minutes posted to the web***

There was a request to have the minutes posted to the website. Attending homeowners thought that this was agreed to at a previous meeting. The board voted to post approved minutes to the website. Alicia will contact Lee with this request.

**BOARD MEMBER REPORTS**

***President***

Melinda reviewed historical landscaping financials. Her and Pat reviewed prior to the meeting. Items that were identified as expenditures in excess of regular or contractual maintenance included: signs, weed treatment, and spraying (Eastside Spraying).

Melinda asked Compass about their recommendation for spendable revenue. Shari reviewed the financials and reported that we would be safe spending up to \$4,000 for new projects.

Melinda talked with Compass about billing improvements. According to Sara, the language used is from their financial program and they are unable to change to working. Melinda requested that Compass create a glossary of terms or a “how to read your bill” that can be posted on the web site.

Since the last meeting, Melinda and Danielle went to the bank to change over the board signatures. There was some difficulty with the accounts being moved from WAMU to Chase.

**Action** – Repaint lines and numbers in overflow parking.

Locate owner name and address for fir tree location and provide to the Pees.

Follow-up with Compass on glossary/how to read your bill tool.

Finalize signature changes with the bank.

Ask Alice about liability of playground equipment in the Green.

### ***Architectural Control***

Nicole reported that there were several tall grass concerns. Nicole went personally and talked to people directly about the concerns. All have been taken care of.

A complaint was made about a boat being stored in the driveway on 139<sup>th</sup> Pl. Lee was trying to find a spot in the overflow parking. Melinda reported that Jennifer (works at the post office) has a spot that is available. Nicole will coordinate with Lee.

Nicole was assigned an email about a homeowner that wants to paint. She talked with owner and provided contact info for neighbor to coordinate painting. She took the opportunity to talk about concerns with renter (pitbull, drug busts, etc.). Owner reported that lease is up at the end of August and will not be renewed. There was another drug bust 2 weeks ago.

There was a complaint about the art car on 138<sup>th</sup>. The car was sticking out on the sidewalk. Nicole talked with the owner and they moved the car onto the street. This car is driven during the summer months and stored during the winter.

Nicole is having trouble getting the sign order in. She was requesting 4 signs: 1 Park at Your Own Risk (\$25), 2 Under Surveillance (\$25 each), and 1 A-Board (\$150). The Board voted to cancel the A-Board order as we think we can get this cheaper. Jon will follow-up.

**Action** – Have Compass send letter to fir tree location (see homeowners concerns).

Coordinate with Lee on overflow parking spot for boat on 139<sup>th</sup> Pl.

Purchase and install overflow parking and under surveillance signs.

### ***Community Relations***

Alicia combined the list of alternate addresses from Compass and from Lee. She reported duplications and bugs in the way addresses are listed. She will continue to clean the list up and will compare with the kingcounty.gov iMAP listings. Some are out of the country and will not be included in mailings of newsletters, etc.

The summer postcard was printed and distributed the previous Saturday. The cost was \$76.52 which was reimbursed to Alicia. For future printing, 200-210 copies will be made.

Alicia provided an update on the community yard sale and refreshments in the Green on July 11<sup>th</sup>. The board voted to extend this to Saturday and Sunday (7/11-7/12) from 9-3. Signs will be posted from July 4<sup>th</sup> on to get the word out to both the neighborhood and local community. Notice about the lemonade will be posted to the website and Alicia will walk the neighborhood the day of the sale to announce.

Alicia attempted another contact with the bball homeowner with no reply. The board decided not to pursue further with this homeowner, but will make fixes that are needed to the fence.

Melinda voiced concern about liability of parties, etc. held in the Green. According to Alice, the insurance company did not have concern with this type of activity and only emphasized the no alcohol policy. Melinda will talk with Alice about the liability of playground equipment. If a no-liability form is used it would need to be a legal document.

- Action** – Contact Lee on follow-up items (fireworks, minutes, lemonade, borrow A-boards).
- Future newsletter item: slow down.
- Continue to clean-up alternate address list (owners of rentals).
- Continue to make assignments for yard sale and refreshments in the Green.

### ***Special Projects***

Jon reported that one of the sandwich boards was stolen after the last meeting. This leaves just one. Jon will create some new ones with Home Depot supplies. He will work with Pat and Nicole on the design. We need a total of 4 that should be created by next month. Another potential resource is using myneighborhoodagent.com.

Jon reported that his camera research continues. The goal is to have 3 total: one on Jon's house and two on Melinda's. Both would need to be compensated for power used. The group agreed that we may need to start with one to experiment. Next month, Jon will bring a full proposal with costs, etc.

Jon reported on an email assigned by Lee regarding scooters driving on the Green. According to the Sherriff's Dept., if they can catch them in the act they can fine them. These are not street legal and we should call the Sherriff's Dept. when we see them. They can also be cited under the CC&R for a noise ordinance.

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

### ***Landscaping***

Pat reported on several activities with Highridge. The contract is up for renewal in August. Pat can sign a continued contract. Broad weed control in overflow parking was approved at \$400. This will be added to next year's contract. Pat would like to look at the potential of twice yearly tree pruning. The Board asked her to find out the cost first. She will also find out the cost for pest spraying, after inquiring further with Eastside Spraying on previous work in Upland Green. If Pat needs a decision on any items for the contract renewal prior to the July meeting, she will email for a vote.

The woodpile was removed from 138<sup>th</sup> for \$75 thanks to quick thinking by Lee. The invoice should be sent to Lee, but has not been received yet. Pat reports that there is still some concern about the cleared space in this parking area.

Pat presented the bids for rebarking. The area includes the 2 entrances and 2 circles at about 15 cubic yards. Highridge is \$1,188 (blown in and cleaned up) and Pacific Topsoil is \$975 (blown in only). The Board voted and approved Highridge's bid.

Pat asked Mike for previous contacts. He supplied some names and also submitted a bid for landscaping work he can offer Upland Green.

There was conversation about the garbage dumping from the green. Highridge is supposed to be dumping the trash once per week in the summer and ever other week in the winter. The Board voted and did not approve the addition of doggie bins on the green.

Pat presented a bid for fixing the tennis court fence. This area fills with several feet of water each winter and is chained from October to April for safety reasons. The self-closing hinge and a pushed out 2x4 need to be replaced. City Wide Fence has done this work before and quoted Pat \$400. The Board voted and approved this expense.

- Action** – Coordinate approved weed control application in overflow parking.
- Get annual weed control added to the Highridge contract.
- Explore addition of tree pruning and pest spraying to the contract.
- Coordinate approved rebarking.
- Coordinate approved repair to the tennis/bball court fence.
- Continue to explore options for 138<sup>th</sup> parking area.
- Obtain bids for drainage area?

### ***Secretary***

- Action** – Finalize signature changes with the bank.
- Send approved copies of minutes to Compass, to board members distribution, for web posting, and to attending homeowners.

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

- Action** – Post announcement to website discouraging fireworks.
- Add speed limit concern to the web site blog.
- Post approved monthly minutes to the web site (voted and approved).
- Post announcement to website about garage sale and lemonade.
- Coordinate with Nicole on Overflow Parking spot for boat on 139<sup>th</sup> Pl.

### **NEXT MEETING**

***The next meeting will be Wednesday, July 29, 2009, at Kingsgate Library.***