

UPLAND GREEN BOARD MEETING MINUTES

March 25, 2009

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

Board Members absent from meeting: Melinda Baker

Homeowners present at meeting: Tom Rocamora

REVIEW OF MINUTES

Minutes for the February 25, 2009 meeting were approved. Danielle will send to Compass and pdf for web posting.

BOARD MEMBER REPORTS

President

No report. Outstanding items for April meeting:

- Follow-up on past liens (in boxes from Tom).
- Clarification on timeline for letters with late fees for overdue accounts.
- Standard reply on fax requests (within 10-11 days?).
- 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.
- Proposed Mission Statement (review and discussion)

Lee shared that \$603.25 of \$957.25 in past homeowner fines have been paid. Compass reimbursed Upland Green for dues payment coupons that were sent out in error.

Community Relations

Alicia previously sent out draft newsletter. Minor adjustments were made to content. Board approved printing. Alicia will get them printed and ready for distribution on Sunday. Board members will help pass out door-to-door. She will get receipts for reimbursement.

Danielle provided a sample of service directory. Next project is an open item. Get ideas to Alicia.

Architectural Control

Nicole walked through the neighborhood several times in the last month and will continue to walk-through on a regular basis. Ford Festiva has been towed. Legal standpoint on home car repair – must fit “unrunning” cars in garage. All Board members have been added to towing contract.

Nicole priced a “park at your own risk” sign for overflow parking. JJ Graphics and Signs charges \$25 for a 12x18 sign. Others were ~\$55 per sign. The Board approved the purchase of a sign. Nicole will match up the colors with existing color scheme. She will get receipt for reimbursement.

The Board discussed standards for paint colors, fencing, etc. to hold the community accountable to. It was decided to continue to work on this and have it ready for October annual meeting as this would be an item open for vote.

Special Projects

Jon presented options for permanent placement of fliers/displays on mailboxes. An outdoor literature display is \$11/box if ordered in bulk. The Board decided to put this on hold for now and will take advantage of face-to-face contact with the community.

Jon presented information about the jail, including handouts from the web site. The timeline for public forums has come and gone. 2010 is the earliest time to identify the proposed site. He will continue to monitor this item.

Jon will get sandwich boards out for the next meeting.

Landscaping

Pat reported that the Highridge hand-off has happened. Donald, our Highridge liaison is “great” and they have monthly walk-thrus planed. The Board reviewed the contract, noting that it covers mowing, broad weed control, planter beds, walkways, and the tennis court.

Highridge indicated that it is time for weed spray in the overflow parking. The application lasts for 6 months and was last done in October. The cost for this is \$365+tax. The Board decided not to approve this and will monitor the parking lot and will contact them if there is an issue.

Snow removal is still an unsettled item. Pat will talk with Highridge about plowing services.

A homeowner email asked about the tennis court/ basketball hoop. It was reported that this is King County property. Alicia contacted the homeowner to follow-up and will assess the damage. Pat will check with Highridge on their commitment for clean-up.

The Board discussed the fence replacement bid. It was decided that since this is a duplicate fence, we would not replace the fence, but would remove it. Pat will get bids to tear down the fence and haul it away. Additional wood at overflow parking on 138th/133rd needs to be hauled away.

Pat reported a lack of information on current schedules and contractors for landscaping services. She will call Alice to get historical data on landscaping work.

Secretary

Danielle will contact Kamiakan and the Library about reserving rooms for upcoming meetings.

The Compass contract indicates that they will attend the annual meeting and one other meeting of the year. The Board previously discussed inviting them to the April meeting. Danielle will invite them. A review of the contract and what they have done over the past year for Upland Green will be added to the meeting agenda.

Web Site/ Overflow Parking

Lee added the police number for towing to the web content since the last meeting and has had a couple of cars towed. Additional updates needed are: removal of PO Box reference on dues and home pages, change Rebecca’s name to Nicole on BOD page.

Lee created a blog for the Board to communicate easier. Many members have logged in already.

Multiple emails and blog entries were submitted from homeowners complaining about garbage/food being left in the green. Melinda will be sending out a postcard. Nicole will get content to Melinda and Lee will

talk with her about pricing. This will also be added to the newsletter. Additional ideas included laminating something for posting on the mailboxes and a permanent sign at the green entrances.

An unconfirmed raid was reported on 138th. This home also has a vicious dog that has been reported to Animal Control. Compass has been involved in correspondence regarding the dog. Nicole will try to locate the owner (this is a rental) and will provide this to Compass for additional follow-up.

Tom mentioned that he continues to work on a permit for expanding the overflow parking.

NEXT MEETING

The next meeting will be Wednesday, April 29, 2009, at Kamiakin Junior High's cafeteria.