

UPLAND GREEN BOARD MEETING  
MINUTES

May 27, 2009

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

REVIEW OF MINUTES

Minutes for the April 30, 2009 meeting were approved. Danielle will send to Compass and pdf for distribution.

BOARD MEMBER REPORTS

***President***

Discussion and clarification on President's role. Melinda shared that her goal is to unify the group, run meetings/facilitate (including get agenda together), be a communication liaison with Compass, and share historical experience for previous board participation. Her role is not to be a final decision-maker as decisions are made by a majority vote.

The Board discussed preferred communication methods. It was decided that email will be the first form of contact. If no response is made within 3 days, a phone call will be made. If no response is made within 3 days, the concern will be brought to the next meeting.

Questions were raised about outgoing Board members and reduced yearly dues. Melinda shared that this has been addressed under certain circumstances by a majority vote of the board.

Financial report - \$14,007.65 Cash in bank; \$12,968.27 WAMU Savings. Lee asked how much we can safely spend for possible upgrades to the community.

Homeowners Jeanne Simpson and Helga Pernard (Account 42-205) still have concerns about billing. Melinda will work with Compass on billing wording.

- Action** – Research historical landscaping costs for potential vendors.
- Determine how much spendable revenue is available.
- Work with Compass on billing improvements.

***Architectural Control***

Nicole reported that both the white/blue truck and the Jaguar have moved, so no towing was done. There is a "parts sale" car at Nicole's house. This is temporary and not a concern.

Compass forwarded a paint sample from a homeowner. Nicole approved color.

Nicole would like to include information on moss in the fall newsletter.

Nicole has emailed JJ Graphics for the overflow parking sign. The custom color is not extra; she just needs to get a paint sample to them. It was decided to just order the sign and not worry about custom coloring. Two additional sign needs were identified – "Under Video Surveillance" and new meeting sign boards. Nicole will get pricing for these and bring to the next meeting.

- Action** – Purchase and install overflow parking sign.
- Obtain pricing for new signs.

### ***Community Relations***

Alicia found only 16 alternative addresses on record with Compass. There are more owners with rentals than that. Need to find out who the rentals are, then get addresses. This information is available through kingcounty.gov imap (use aerial photo with property information and look for discrepancies). Alicia will ask Compass and/or Jon for help.

The Board decided that there was not enough content for a quarterly newsletter. They will go out in spring and fall, with postcards in between. Lee will work with Alicia on the current postcard. Content will include: yard sale announcement, house painting approval, and June – August meetings at the library.

The Board agreed that the next project will be a community yard sale and refreshments in the Green on July 11<sup>th</sup>. Alicia will send out a postcard to announce, will identify advertising venues and make assignments. Danielle is willing to help. Band idea mentioned and tabled for next month.

Alicia reported that the homeowner hasn't responded to her about the basketball/tennis court. Even if there is no response, the area needs to be fixed. According to the CC&Rs we can do anything we want without disturbing the pond. Landscaping will obtain bid to fix the fence.

**Action** – Identify additional alternate addresses (owners of rentals).

Create and distribute postcard.

Identify and make assignments for yard sale and refreshments in the Green.

Attempt further contact with homeowner about tennis/bball court?

### ***Special Projects***

Jon requested an extension on the camera research. It was suggested perhaps just having one camera on the Greens from Jon's house and one on the tennis/bball court and overflow parking from Melinda's would meet the need.

Jon got sandwich boards out for this meeting at 5:30. He will continue to do this for future meetings – a bit earlier in the day.

**Action** – Continue research on cameras.

Put sandwich boards out for next meeting.

### ***Landscaping***

Pat reported on several activities with Highridge including, broad weed control application in 138<sup>th</sup> parking area, rebarking proposal for entry and traffic circles, and proposal on drainage concern. Pat will inquire with Highridge on woodpile removal from 138<sup>th</sup> parking area and potential of emptying of doggie bins on the Green. It was agreed to move forward on the woodpile removal immediately. Additional bids are needed for drainage area.

Pat and Jon will visit Mike to get some suggestions for landscaping with a goal to develop a resource list for various types of services and vendors. Melinda will research historical landscaping costs for potential information.

The Board agreed that when working on a new issue, Pat will get several (2-3) estimates and present to the Board for approval. When proposals are time sensitive, the blog will be used for information sharing and voting.

**Action** – Obtain bids to fix fence on tennis/bball court.  
Obtain additional bids for drainage area and rebarking.  
Have woodpile removed from 138<sup>th</sup> parking area.  
Inquire about emptying of doggie bins.  
Develop resource list for landscaping services/vendors.

***Secretary***

Meeting in June, July and August will be held at the Library. It was requested that “Members Absent” be changed to “Members Unable to Attend” for future meeting minutes. It was also suggested the minutes be formatted with a task list and action items.

Board members requested that the contact list be resent out in both word and pdf versions.

**Action** – Use new formatting for meeting minutes.  
Resend contact list.

***Web Site/ Overflow Parking***

The Board agreed on communication methods for homeowner emails and/or blog entries. Lee will post all to the Board blog for viewing and will send specific assignments via email. Mike needs to be taken off the blog.

Lee reported that an anonymous complaint was made about a white car. This car was towed.

A 2<sup>nd</sup> complaint was made about the pit bulls on 138<sup>th</sup>. A certified letter was sent to the renter and owner. It was confirmed that the homeowner did pick up their letter. Another complaint will trigger a 2<sup>nd</sup> letter.

A homeowner has offered to bring in a yard waste dumpster for the neighborhood in exchange for reduced dues. This offer was not approved. The homeowner can bring in the dumpster for the immediate neighbors, but not for all Upland Green and for no reduced dues.

**Action** – Follow-up with homeowner on dumpster proposal.  
Remove Mike from the Board blog.

**NEXT MEETING**

***The next meeting will be Wednesday, June 24, 2009, at Kingsgate Library.***