

UPLAND GREEN BOARD MEETING
MINUTES

September 30, 2009

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

Homeowners present at meeting: Paul & Anna Bernard, Mike Arndt, Beki Johnson, Pat Younger, Karen Fitzmaurice, Kelsey Smith & Gabe Spiel, Tom Rocamora

REVIEW OF MINUTES

Minutes for the August 26, 2009 meeting were approved as written.

HOMEOWNER CONCERNS

Dumping

Mike reported that the bed frame had not been removed from the monument area several weeks after the last meeting. He hauled it to the dump himself and submitted a receipt to the board for reimbursement.

Landscaping

The Bernard's asked about landscaping at the entry ways and the sink hole on the path in the Green. It was decided that more visually appealing landscape would not be added until the irrigation concerns are addressed, as the current landscaping at the entries is not drought-tolerant and several plants were pulled after the hot summer. The sink hole is being addressed by Pat and the Highridge rep.

Police Inquires

Beki was asked by a local police officer about any drug complaints in the neighborhood. Since the renters on 138th moved no complaints have been made. The officer suggested that any suspicious behavior be reported to the police.

Compass Management

Tom inquired about access to a copy of the contract with Compass. It was agreed that this will be posted on the Upland Green website. Tom also asked about what items are included in the contract and what's deemed an extra service. This is outlined in the contract.

Overflow Parking

Tom voiced concerns about the cost of the overflow lot being shared by all, without the option for all to use the lot due to limited space. Melinda shared that this is an amenity of the neighborhood, similar to the Green and tennis courts; some use and others choose not to. An extra fee is charged for a key. The cost of maintenance is \$300/year for weed spray. A couple of keys have recently been turned in. Tom will reserve one of these spots. A homeowner asked about use of short-term overflow lots vs. the long-term overflow lot. Cars in the short-term overflow lots must be moved every 24-48 hours, otherwise a homeowner should keep their car in the long-term overflow lot.

Annual Meeting

Several homeowners asked about the annual meeting. A notice will be sent by letter from Compass with a copy of the agenda. A budget will be presented for review at the meeting. It was requested that Compass share: how much Compass collects in fines from infractions; how many fines are assessed and not paid; how many homeowners' dues haven't been collected (in arrears); what do we do about unpaid dues and fines.

Feeding Animals

One homeowner asked about rules related to feeding animals outdoors. A letter was requested to be sent to the homeowner on 138th.

P.O. Box

A question was raised about assuring the county assessor’s office has the current contact information for Upland Green. There was concern that they still have the old P.O. Box number. Danielle will follow-up.

BOARD MEMBER REPORTS

President

Melinda mediated two homeowners who were in disagreement about painting. The color was previously approved by Nicole, but not the action of painting. One homeowner painted their half of the house a new color without agreement from the other owner. Melinda has obtained in writing that this side will be repainted back to the original color within 2 weeks. If they do not comply they will be fined \$500.

Melinda contacted Mac towing for a replacement sign on the overflow lot. They replaced this the same day.

Melinda contacted JJ Graphics about the other signs being ordered by Architectural Control. Melinda will go down to them this week and finalize the order.

A wasp nest was reported on the east path of the Green by a homeowner. Pat shared the complaint with Melinda who had Able Pest Control come out and take care of it. This was paid out of petty cash.

Current bank account balances:

WAMU/Chase checking - \$10,676
Compass account - \$20,471

WAMU/Chase savings - \$12,968

Action – Reimbursement for bed frame removal

- Create agenda for annual meeting and confirm Compass’ attendance
- Communicate requests for Compass report at annual meeting (see list of items above)
- Assure repainting is completed
- Finalize order of signs
- Continue to work with Compass on improvements needed on financial reports

Architectural Control

Nicole resigned since the last meeting due to personal commitments. This is currently an open position and a replacement will be voted in at the annual meeting. The board was unable to agree on a vote for a temporary replacement through December.

Community Relations

Many homeowners complimented Alicia on the signs for this evening’s meeting. They were eye-catching and encouraged attendance.

Alicia continues to work on the alternate address list. This will be completed by the next newsletter.

Alicia created a newsletter since the last meeting and sent it out for feedback. Danielle was the only to reply. Alicia will resend with the suggested changes and print in time for distribution prior to the annual meeting.

Alicia did not go the Compass to go over the financial reports. Melinda will take this task over.

Alicia and Lee purchased 10 mailbox displays for posting of newsletter/notices. Upland Green has 28 mailboxes, so these would not cover all locations. They are cost prohibitive to purchase for all mailboxes. The board voted to return the boxes and to continue to deliver newsletters/notices by hand.

Action – Finalize alternate address list (owners of rentals)
Finalize and print September newsletter
Return mailbox displays

Special Projects

The board discussed the continued need for A-Boards to advertise monthly meetings. Lee offered some old real estate boards that she has. Jon will get these and prepare them for the next meeting.

Jon presented camera and video monitoring options. The board discussed the practical use of the cameras and cost. It was voted that Jon will continue to investigate: what would police do with the cameras if a crime occurred? what is the lowest cost option (signs and fake cameras)? The next proposal should include installation in the price.

Action – Arrange A-Boards for meeting notification and put out in advance of annual meeting
Continue research on cameras

Landscaping

Pat researched the water/irrigation issue. Mike showed Pat where the water meters are missing. He shared that they can't detect where the water goes due to the type of pipe. A previous bid from Mike shows the cost to redo the system is \$30,000. Pat will continue to look into this.

Pat reported on the removal of dead plants. The 3-4 removed from 136th resulted in a large empty space, but it doesn't look bad and may not need replacement. The one removed by Melinda was requested to be replaced. Pat will look into the price of replacement and send out to the board for an email vote. Planting is ok through the end of October. As old plants die, they will be replaced with drought-tolerant plants.

Several trees were identified as needing pruning. Some are by the rocks on Upland Green property, others are on homeowner property. Pat will call the county to see what they can do.

Pat reported on the insect spraying for the fir trees in the Green. It is too late in the year for spraying and there is a possibility that a good rain may clear up the concern. This is tabled until after winter unless Pat identifies an immediate issue.

Action – Address sink hole in the Green
Continue to research water/irrigation issue
Price replacement shrub and put to email vote
Call county about tree pruning

Secretary

Danielle reported on the bids for other management companies. 5 were contacted, only 4 replied to the inquiry. Of the 4, 2 gave specific costs: \$1,200/month and \$85/hour. Both are significantly higher than

Compass' costs. One company spoke positively about Compass and their competitive pricing. It was decided to stay with Compass and to continue to work on refining our needs. Melinda will do this.

According to the Post Master, the mailboxes replaced last year were done based on age, disrepair and design of boxes. Additional replacement will be done as the USPS budget allows – probably not likely in the near future. The Post Master indicated that posting of any notices in, on, or around a USPS mailbox is illegal. Any signs posted on mailboxes should be pulled off. Danielle was asked to call back and inquire about graffiti removal.

- Action** – Send approved copies of minutes to Compass and for web posting
- Contact Post Office about graffiti removal
- Request letter from Compass to homeowner regarding feeding animals
- Follow-up on address update for county assessor
- Book meeting space at school for November meeting – date change

Web Site/ Overflow Parking

Lee reported 1 email contact this month. A concern about damages done by a neighbor. This was referred to Melinda.

Lee reported 2 overflow spots being open now, with another possible soon, pending a home sale. The motor home has tags that are good through this month. Lee will call the owner if/when they expire.

Based on Lee's insurance bids, the board voted to stay with the current carrier.

Lee provided Malinda with receipts for purchase of additional keys for overflow lot.

Lee announced that she will resign from the board at the end of this term. This will be an open position and a replacement will be voted in at the annual meeting.

- Action** – Post Compass contract to the website
- Post approved monthly minutes to the web site

NEXT MEETING

The next meeting will be Wednesday, October 28, 2009, at Kamakian Junior High. This is the annual meeting and Compass Management will be in attendance.

The November meeting was suggested to move to November 18th to accommodate the holidays. Danielle will see if the school space is available on this date.