

UPLAND GREEN BOARD MEETING
MINUTES

November 18, 2009

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

Board Members not in attendance: Jon Resh

Homeowners present at meeting: Paul and Anna Bernard, Celina Bonilla, Susan Lindh, Tom Rocamora, Guest – Marian Harrison

REVIEW OF MINUTES

Minutes for the October 28, 2009 meeting were approved as written.

BOARD MEMBER REPORTS

President

Melinda reported that Compass Management sent a resignation letter via certified mail two days after the annual meeting. They have given us 60 days notice, for a 12/31/09 end of contract. The large majority of the meeting was spent discussing a transition plan.

It was agreed that we need to get the financials clarified before deciding how to move forward. Lee invited a bookkeeper to the meeting to discuss her services and provide advice. The board voted to have her work with us on a short-term basis to get the financials in order. The board agreed to a December meeting at Compass with Sara and our bookkeeper to review the books and proposed budget. Melinda will contact Compass and coordinate scheduling this meeting.

Tom voiced concerns about not having a Treasurer on the board. Stated this board member should manage the finances and not a management company.

The board began to identify a list of items for transition, including the PO Box, notice to homeowners, 2010 dues payment notices and collection. It was agreed the each board member will draft a list of items for transition and will combine these lists at our December meeting.

Current bank balances: WAMU checking \$10,303; WAMU savings \$12,968.

A question was asked about homes in arrears. 47 homes were in arrears as of last month, for a total of approximately \$10,000 in outstanding dues and fees. Four are over the dollar threshold of \$650 (equal to 2 years of dues) and have been sent to collections. Others with outstanding dues have been sent notices and the accompanying fees. Some of the 47 are homes that choose to pay quarterly and are on time with their payments. These homes have not been sent notices.

Action – Schedule financial meeting at Compass

Draft list of transition items

Contact Aegis and Evergreen about possible meeting location

Contact Rex Woods re. plaque

Get entryway sign contractor information to Pat

Secretary

Danielle presented five quotes from area management companies. Of the five, one is beyond our budget; another did not provide a complete packet. These two were taken out of consideration.

The other three quotes will be re-reviewed once the financials are in order and we feel confident that we have the budget to move forward. Danielle will contact all five companies and provide an update. The bookkeeper suggested attending another HOA's meeting for any prospective companies as part of the decision process.

Danielle was asked to contact Alice and ask specifically about any needed updates to past meeting minutes, per Compass' letter to the board.

The meeting location is undetermined for 2010. The school is now charging \$26 per meeting to use a classroom. The board and attending homeowners brainstormed various alternate locations. Melinda and Danielle will split the list and contact locations about possible use of their space.

Action – Contact management companies with update

Send approved copy of minutes to Compass and Lee/Alicia for web posting

Draft list of transition items

Contact Alice about needed minute revisions

Identify charity organization url for web posting and get to Lee

Contact Elementary school and Fire Department about meeting location

Web Site/ Overflow Parking

Lee reported on action items from the last meeting. The Compass contract was not posted as it will be ending soon. The budget was not posted as it has not been revised yet. Lee did post the October minutes. Two urls were asked to be posted to the web: charity organization for animals and jail. Lee did not have the addresses, so did not post these. Danielle gave her the jail url during the meeting and will get the charity organization from the homeowner that made the announcement.

Lee reported that someone cut the lock off the overflow lot and replaced with their own lock. Lee cut off this new lock and replaced with a keypad lock. There was an attempted trailer theft from the lot.

One email inquiry was received regarding the tennis courts. During the winter/fall this is a retaining pond and is not available for recreational purposes. Jon will get a warning sign from JJ Graphics, Alicia will add to the next newsletter, and Lee will add to the website: Tennis courts are available for seasonal recreation purposes only.

Action – Post urls for jail and charity org (get from Danielle)

Add tennis court warning to web site

Landscaping

Pat reported that she has had no word back from Donald (Highridge rep) yet about the sinkhole. It was clarified that there are two sinkholes – one in the grass and one on the walkway by the shed. Paul complained about garbage in the green. Pat will add this to the list of items to talk with Donald about.

Pat continues to research snow removal and will be adding street cleaning to this research. It was suggested that she contact the county to ask about permission to operate private removal/cleaning. It was also suggested that she contact the KC Highway Department and/or Roads to inquire about their services.

The three signs needing repair/replacement from the last meeting are still in need of attention. Melinda agreed to call Rex Woods (the parent of the soldier) to ask the family if they would like the plaque for their personal use. Jon was assigned to replace the Green rules sign with graffiti on it. Alicia offered to have her father look at the north entry sign to see if this can be a quick repair. If not, Melinda will get the contractor information to Pat (Bothell sign company?).

Paul reported that there is a broken light at the 136th entry sign with a cable sticking out. Pat will follow-up on needed repairs.

Action – Draft list of transition items

Follow-up with Donald on sinkhole, garbage clean-up and snow removal

Contact the county re. permission to plow and potential services

Repair broken light at entry

Community Relations

Alicia reported having the alternate address list as completed as possible, but not being sure that all are accurate. She will check King County's iMap system to determine any other updates.

Alicia will begin working on the next newsletter, to be sent out in the end of December. Two items to add to the list include the tennis court warning and the Compass transition. She will look into including annexation information also.

It was decided that no winter community event will be planned.

Alicia will take over the board meeting signs from Jon. This is not an immediate need as the next open meeting isn't scheduled until January. The board members will talk about this further at the December meeting.

Action – Draft list of transition items

Draft December newsletter – Add Compass transition and tennis court warning (see overflow section notes), possible annexation info

Complete alternate address list

Have father look at repairs needed to north entry sign

Block Watch

Action – Draft list of transition items

Post signs at Overflow lot (from Melinda)

Order and post warning sign about tennis courts and Greens rules sign replacement (see Overflow and Landscaping sections of notes and get JJ Graphics contact from Melinda)

NEXT MEETING

The next meeting will be Wednesday, January 27, 2009, location TBD.