

UPLAND GREEN HOMEOWNER'S ASSOCIATION
Board Meeting – Wednesday, August 25, 2010

Board Members Present: Alicia Hanke, Debbie Kaiser, Danielle Perry, Jon Resh, Jennifer Santiago, Pat Swilling Holdridge
Homeowners in attendance: 3 homeowners in attendance. Attendance list maintained separately for confidentiality.

Meeting called to order at 7:02 pm

1. Meeting minutes

Minutes for 7/28/10 meetings approved as written. Alicia will post to the web site.

2. Homeowner's Commentary

Letter received from board regarding use of canopy in the overflow lot. Canopy was previously approved by a previous board – not a permanent structure. Homeowner provided signed approval letter. They commit to maintaining structure in same state as currently maintained. Canopy is contained within the borders of their two spaces. Board voted to grandfather in car canopy and allow them to continue its use.

3. Treasurer

Review of Financial Reports –

Balance \$31,394.21 checking; \$25,031.13 savings

Marian recommends moving 25-30K from checking to savings for security of funds. The board voted to move \$20,000 into savings.

Profit & Loss January – July – Net Income \$5,269.35

HOA Receivables status –

Alicia sent letter out to all homeowners. One complaint received and posted on the blog. Complaint was turned over to HOA-RM to respond. All communication regarding accounts in arrears is to be directed to HOA-RM. Another account that is in foreclosure does not appear promising for collections and may need to be written off as bad debt.

Other –

Alicia requested to purchase a printer. Current board printer does not have cords and is unusable. Board approved purchase up to \$200.

Homeowner contact list is currently sparse. Danielle will get Alicia updated list by the next meeting to be imported into QB.

Alicia presented draft 2011 budget. A bad debt expense line was added as an allowance line item which will accrue if not used each year. Danielle will investigate insurance costs. Alicia presented a goal to have our total income less than \$50,000 in order to avoid audit costs. This will involve lowering annual dues. Alicia will start a blog entry for final feedback and will present a final budget for board approval at the September meeting. Budget will be included in the letter Danielle will send out to homeowners regarding the annual meeting.

4. Architectural Control

Review of Known Issues –

Work is getting done as a result of letters being sent out. Reviewed excel spreadsheet. 8 letters were sent out this month. Any issues need to be forwarded to Jennifer.

- Letters will be sent to homes at entry for lawns and garbage cans.
- One fine will be assessed for painting. A 4-plex has 3 homes painted and 1 not.
- Letter was sent to daycare business via certified mail and to the home. Dues being sent in are from the individual at the home address. Jennifer will give it another week and will blog for a response. Wait to fine depending on the result.

- Letter sent certified and to the home regarding garage doors. Jennifer will wait another week. If no action, she will fine.
- Tarp on skylight has had a letter sent. They complained and work appeared to be done. Did not complete work and tarp is now back on. They will be sent a letter again.

Other –

Tennis court clean-up (shovel removal of debris and seep out) was completed yesterday. More extensive cleaning will be budgeted for 2011.

5. Landscaping

Status Update –

There was some miscommunication with the garbage cans. The landscaping company had been dumping the can by the tennis court, but didn't realize there was one in the green. Pat has clarified and both cans will be dumped. Landscaping company is still researching the sprinkler system. In the meantime the charges for water will remain as-is. Pat will research crack on the north entry sign. Two projects presented previously continue to be on hold as they are not current priorities – sidewalks and the sink hole in the green. The sink hole in the lawn will entail filling the area and over-seeding. We would have to fence off the area during new growth.

Other –

Pat had the landscaping company cut off the chain and put new combo lock in order to mow field. This has been tractor mowed and edged.

Homeowner (138th) submitted request regarding natural area HOA property bordering their home. Trees are on HOA property, but will be an ongoing issue. Board approved Pat to get a bid for clearing around the homeowner fence and another for the full natural area between two streets, to include removal of diseased and/or damaged trees. It may be helpful to check for documentation on designated use of space. Jon will create a blog entry to continue the conversation. Need to consider rules that will apply post-annexation (June 2011).

6. Community Relations

Status Update –

John Muir construction may present noise issues for the community. Alicia has been in contact with the contractor and posted the outcome on the blog. Any concerns about parking by construction workers on our property should be sent to Alicia.

Other –

The pool party was a success and low cost. Approximately 35 individuals attended. Some were homeowners who hadn't attended other events and others were new to the neighborhood. Most had children, although some did not.

A possible Community Relations replacement has been identified. The open position will be included in the Annual Meeting letter.

7. Overflow Lot and Block Watch

Overflow Lot Status –

Fence Installation/Repair work is scheduled to be completed next Wednesday. Vehicles to move by end of day Tuesday and back by 9/1/10. Debbie will tow any vehicles unmoved by Wednesday morning. Debbie will trim plants that are growing through the fence. Debbie has requested a copy of the current registration for the unidentified flat bed trailer from Idaho. Pat identified this as hers.

Block Watch Status –

Debbie contacted Ross Woods from Cascade Ridge to discuss partnering in block watch. Last winter they put up three new street lights. The burglary activity this summer has been their only concerns. They no longer see anyone hanging

out at the end of the block and he doesn't think he could get any interest in a block watch. An idea for a meet your neighbors night was briefly discussed.

8. Secretary

Action items – The board did not have time to review the action item list. Danielle will send out to board members via email. Updates should be forwarded to Danielle.

Other –

Danielle presented three bids for a storage space rental for board items, to include archive boxes, computer equipment and the mailbox pedestal. The annual cost would be approximately \$600. The board decided not to rent a storage space at this time.

Meeting adjourned 9:02 pm

Next Meeting:

The meeting will be held on Wednesday, September 29th from 7:00 – 9:00 pm at Kamiakin Jr. High (classroom)