**UPLAND NORTH HILLS HOMEOWNERS ASSOCIATION**

**GENERAL SESSION MINUTES**

**APRIL 21, 2014**

The General Session meeting of the Upland North Hills Homeowners Association was held on April 21, 2014 at Euclid Management Company and was called to order at 6:39 pm by Mikey Rhein, President.

**DIRECTORS PRESENT:** Mikey Rhein - President

Bohdan Fedusiw – Vice President

Mary Andrew – Secretary

Carol Hendon - Treasurer

**DIRECTORS ABSENT:** Lisa Yocum – Member at Large

**EUCLID REPRSENTATIVES:** Alex Montoya – Association Manager for Marleta Foster

**EXCECUTIVE SESSION DISCLOSURE:** Violations, personnel matters, delinquencies and attorney business was discussed during executive session.

**HOMEOWNER INPUT:** Homeowners attended the meeting as per the sign in sheet. Amongst items discussed were: This years pool heating schedule, and landscape improvements in the community.

**SECRETARY’S REPORT:** A motion was made by Mary Andrew and seconded by Bohdan Fedusiw to approve the March 17, 2014 General Session meeting minutes as written. Motion carried 4-0.

**TREASURER’S REPORT**: A motion was made by Carol Hendon and seconded by Bodhan Fedusiw to approve the March 2014 financial as written. Motion

carried 4-0.

**MANAGEMENT REPORT:** The Board reviewed the activity in the current management report. The following items were discussed:

UTILITIES: Mikey Rhein reported that it appears that the Association’s portion of the water bill accounts for about 20% of the Association’s total water consumption.

GROUNDS: Satellite Sensor relocation in the pool area is pending.

The Association tree trimming was to begin on April 21, but the Board reported that they have seen no activity on the property.

The Board reported that the sprinklers on the North Wall, behind 1294 Shadow Circle, are hitting the retaining wall.

The Board is considering replacing some of the trees that have been removed in the community.

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**COMMITTEE REPORTS:**

ARCHITECTURAL COMMITTEE: Mary Andrew reported that the following applications have been approved since the last meeting: 1) 1236 Tamarisk – Install of a privacy fence, 2) 1250 North Hills – Garage door, 3) 1239 Parkview Circle – Circle landscape, wheel chair ramp and wood fence 4)1235 North Hills – for a Pergola.

NEIGHBORHOOD WATCH: Nothing to report.

GROUNDS COMMITTEE: A motion was made by Mary Andrew and seconded by Carol Hendon to approve bid 51438 from CLS Landscape Management in the amount of $3,981.09 to complete planting and irrigation install in the pool area with the stipulation that if all of the plants are not needed, CLS agrees to take them back and not charge the association for them. Motion carried 4-0.

COMMUNICATION COMMITTEE: The Board is gathering information for the upcoming newsletter.

ELECTION COMMITTEE: Nothing to report.

FINANCE COMMITTEE: Nothing to report.

**CORRESPONDENCE:** The Board reviewed correspondence from homeowners and the following action was taken.

**OLD BUSINESS:**

A motion was made by Bohdan Fedusiw and seconded by Mary Andrew to table the following proposals for 6 months as the bids are cost prohibitive at this time for the Association:

Elias Bros - Curb Replacement and asphalt repairs -$4,130.00

CLS Landscape – Pine removal at South Entrance - $864.00

CLS Landscape – Two Pine trees at South Entrance $1,730.00

Motion carried 4-0.

The Board tabled the concrete grinding and replacement bids until comparative bids are presented.

WALL RESPONSIBILITY REPORT: A motion was made by Mary Andrew and seconded by Bohdan Fedusiw to finalize the decision of the HOA to take responsibility over the retaining walls in the following locations only: (1) 1308

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North Hills retaining wall along Shadow Circle to the end of the parking area (2) walls at north entrance to the pool area that are north of 1294 Shadow Circle and 1276 Deerfield Circle (3) retaining wall at west corner of driveway the 1260 Tamarisk on Deerfield Circle (4) retaining wall entering onto Fairway Circle on west side up to 1240 Fairway (5) retaining wall along drain culvert behind 1224 through 1236 Fairway and 1215 through 1253 Tamarisk (6) wall behind 1223 and 1229 North Hills Drive on Parkview Circle (7) Walls on east and west sides of entrance at south walk to pool, south of 1275 North Hills Drive and 1295 Greenvale Circle (8) retaining wall behind 1307 through 1337 North Hills Drive (9) Retaining wall on south side of 1211 Parkview Circle. Motion carried 4-0.

**NEW BUSINESS:**

A motion was made by Mary Andrew and seconded by Carol Hendon to approve the proposal from CLS Landscape Management in the amount of $312.00 for Loquat Tree removal at 1320 Shadow. Motion carried 4-0.

A motion was made by Mary Andrew and seconded by Carol Hendon to approve the proposal from CLS Landscape Management in the amount of $720.00 for palm tree trimming at the pool. Motion carried 4-0.

A motion was made by Bohdan Fedusiw and seconded by Mary Andrew to approve the proposal from ABC Locksmith in the amount of $175.20 to install privacy lock at the pool restrooms. Motion carried 4-0.

The Board denied the proposal from Beaumont Gitlin Tashjian to update the CC&Rs.

A motion was mad by Bohdan Fedusiw and seconded by Mary Andrew to send a 30-day termination notice to Pacific Green Service as CLS is scheduled to start work in June. Motion carried 4-0.

TREE REPLACEMENT PLAN:The Board acknowledged that trees will need to be replaced in the near future, but the discussion was tabled due to costs and pending landscape projects. Alex Montoya will send the Board a list of trees with non-invasive roots.

PERGOLA DESIGN RECOMMENDATIONS: The Board would like to see Alumawood and wood bids for the pergola. Due to the upcoming opening of the pool for summer, the Board would like to have bids and contract ready for fall upon pool closing in October.

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STREET SIGNS: A motion was made by Bohdan Fedusiw and seconded by Mary Andrew to purchase street signs and 2 new poles at a cost of $745.00 + tax. Labor costs will be approved at the next meeting. Motion carried 4-0.

**REVIEW BOARD PACKET ACTIVITY LOG:** The Board reviewed the Activity Log and no action was taken.

**ANNOUNCEMENT OF NEXT MEETING:** The next meeting is scheduled for May 19, 2014 at 6:30 pm at Euclid Management Company.

**ADJOURNMENT OF MEETING**: With no further business to discuss, the meeting was adjourned at 9:02 pm.

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