

**UPLAKE TERRACE and UPLAKE NEIGHBORHOOD:
A CHRONOLOGY OF ORGANIZATIONAL STRUCTURE**

UPLAKE TERRACE COMMUNITY CLUB
UPLAKE COMMUNITY CLUB
UPLAKE NEIGHBORHOOD ASSOCIATION

(Sources for this chronology are to be found in the archival files and records of the Uplake Community Club and in the files of the Uplake Neighborhood Association.)

1953/ Aug 19: The **Original Covenants** or the Building Restriction Declaration by Pope and Talbot, Inc for Uplake Terrace were recorded: Sept 3, 1953.

1956/ March: **Constitution and Bylaws** were adopted by members of **Uplake Terrace Community Club** by unanimous vote of those members present and filed with WA state on June 19, 1956. (Copy in Archives: proposed amendments were to be mailed to all members for a vote at any regular or annual meeting and required an approval by 3/4 of the members present.)

1958/ June 3: **Amendments to 1956 Constitution and Bylaws** were adopted by an unanimous vote of those members present on June 3, 1958. The same voting procedures were retained as in 1956. (Copy in Archives)

1960/ June 7: **Amendment to change the Club's name to Uplake Community Club.** A quorum is redefined to "consist of the paid-up members present", otherwise the voting procedure is the same. "Terrace" was dropped from the name in order to extend the reach of the Community Club to those in the areas adjacent to Uplake Terrace. These areas external to Uplake Terrace are not subject to the Covenants of Uplake Terrace. (Copy in Archives)

1968/ May 16: **Pope & Talbot transfers the Covenant authority to the Uplake Community Club.** (Copy in Archives and elsewhere.)

1989/ May 31: **First Amendment to the Covenants of Uplake Terrace** was approved and recorded with WA state. (Records in Archives.)

1990/ June 17: **Incorporation of Uplake Neighborhood Association (UNA)**, filed with WA state. Due to mailing and communication errors (as early as 1969), the UCC had inadvertently neglected to file, as required, its annual report with the state and was "administratively dissolved" by the Secretary of State as of July 1, 1982. The Club was re-established in 1990 as the UNA. These facts and the resulting Articles of Incorporation, along with a completely new "Constitution and Bylaws", were announced at the March Potluck of 1991. (Archives: March 12, 1991 Potluck Invitation from UNA President David

Williams.) **Even though there are no records that indicate that these documents were submitted to UCC members for a vote, they have become, through the years, the established basis for the organization.** This apparent lack of voting is in sharp contrast to procedures upheld by the Community Club since its establishment in 1956. Issues regarding Corporate action, which would include also changes to the **Articles of Incorporation** remain, to date (2006), subject to membership approval. Revisions to the Bylaws, however, have been put in the hands of the Board. Other noteworthy changes and additions contained in the 1990 Bylaws include:

- Art II. Sec. 4: Quorum is set at 10% of members.
- Sec. 5: Voting: Every member shall be entitled to one vote. All corporate action shall be determined by a vote of a majority of the votes cast....
- Sec. 6: Consents: Voting may also be conducted by mailed ballot.
- Art V. Sec. 1: Fees (dues) may be adjusted by the Board....
- Art VI. These Bylaws may be altered, amended or repealed and new Bylaws may be adopted by a majority vote of the Board of Directors.

1990/ August 27: A proposal for an extensive **revision and restating of the Covenants** of Uplake Terrace was submitted to the residents for approval. The proposal was rejected.

1991-1992: **Issue: The Lai House:** A letter was sent to the community to explain the situation whereby the original design did not meet requirements of the Covenants. At a General Meeting on July 30, 1991, monetary pledges from the community were requested to cover costs that may be incurred when initiating a process to ensure that this house would remain in compliance with the Covenant restrictions. Those attending, about 80 persons, made financial pledges; the direct neighbor paid about \$700. Ultimately, no legal costs were incurred, but fees were paid to an architect.

1993/4: **Second Amendment to the Covenants of Uplake Terrace** were approved: This provides that new constructions, remodels or attachments to homes may not impact existing views. It provides also for an Architectural Committee consisting of the UNA President (chair) and two other persons who must review and rule as to the conformity to the Covenants. This Amendment was approved Dec 1993 and filed with WA state in 1994.

1997/ March: **Bylaws Revision:** As above, for many years the UCC and then the UNA had traditionally encouraged involvement of residents of the "Greater Uplake" area. Those outside Uplake Terrace were welcomed to participate as UNA members (and in the Uplake Women's Club as well); their dues were accepted and newsletters and flyers were distributed to the "Greater Uplake" area so all could be informed. A number of persons from the larger area have worked on committees and have served as board members. (See the 1995 yellow-covered UNA publication "Greater Uplake Community" a history article UPLAKE-- THE PAST 100 YEARS and also the introductory page to the Covenants.)

A larger Board of up to 11 members was envisioned to allow for greater participation from the community. Two of the possible UNA Board positions received further definition so to include: 1) President of the Women's Club (as this group has many issues and activities in

common with the UNA) and 2) the Past President (in order to provide a measure of continuity).

2003/ January: **Bylaws Revision** approved by the UNA board includes also a name change from UNA to Uplake Homeowners Association. Members have received copies of the altered Bylaws. This name change, however, did not reflect the intent or the spirit of the long established tradition of the organization. Furthermore, this revision was no longer in compliance with the Articles of Incorporation and any changes to the Articles would require a vote by the membership. Finally, the Uplake situation did not meet the requirements of the Washington RCWs that would qualify it as a “homeowners” association.

2003/ October: A proposal for an extensive **revision to the Covenants of Uplake Terrace** was rejected. About 25% of the residents voted for the revision; a 65% approval is required.

2006/ March: **Bylaws Revision** is approved by 45 of 57 ballots returned from the greater UNA community. This revision restored the organization to the Uplake Neighborhood Association so to be in compliance with both Washington RCWs and with the UNA Article’s of Incorporation. Substantive changes to the Bylaws must be submitted to the membership for approval.