

The Uplands at Timberhill Homeowner's Association
Minutes of the Annual Membership Meeting on January 13, 2019

Meeting began at 2:06pm. There were 16 owners represented in person and 32 owners represented by proxy for a total of 48 properties present (of 86 total).

The Secretary certified the quorum (20% or 18 required). The President certified meeting notices were emailed January 2, hand-delivered on January 5 & 6, and an email reminder sent January 12.

The Secretary summarized the minutes of the last annual meeting held January 21, 2018. The members **APPROVED** revised minutes for the 2018 annual meeting.

Christy Peterson, Landscape Committee chair, provided a summary of 2018 landscape activities. The landscape contractors have done an excellent job. Expenditures remained within budget. Christy showed a tree root which had grown through a valve box which created the most unusual \$300 excitement this year.

Kathleen McBride, Treasurer, presented the 2018 financial report. All expenditure categories remained below budget, so end-of-the-year balance improved from last year. Kathleen then presented the 2019 budget which retains the annual assessment at \$300. The membership agreed to the new budget. The Treasurer will mail 2019 assessment invoices by the end of January. A brief newsletter will be included in the mailing.

Carolyn Miller described Welcome Committee activity. Four new households were welcomed during 2018, with one new member already in 2019.

Nancy Ulman discussed the Neighborhood Watch program. Several groups met this year. She anticipates that several groups will again participate in Neighborhood Night Out in August.

The membership approved the 2019 Board of Directors: Karyn Bird, Jennifer Klammer, Kathleen McBride, Christy Peterson, Dave Stubbs, and Marion Wong.

Karyn Bird led a discussion of proposed revisions to the CC&Rs (Covenants, Conditions, and Restrictions).

Several homeowners provided comments on proposed rental restrictions, burning/fire pit rules, renewable energy conditions, and the method of computing assessments. A homeowner also raised the issue of City Code revisions for fence height (7') and Streetscape requirements (relaxed easement requirements). The Board will do additional research on these issues and pursue modified proposals leading to the next Board meeting (tentatively scheduled for April 15).

The meeting was adjourned at 4:03pm. The new Board will meet immediately following this Annual Meeting to elect officers and set the 2019 meeting schedule.