

*The Uplands at Timberhill Homeowner's Association*  
**Minutes of the Board of Directors Meeting on October 14, 2019**

Attendees: Karyn Bird, Christy Petersen, Dave Stubbs, Marion Wong. Meeting began at 9:40am.

Board **APPROVED** minutes for the July 15, 2019, meeting.

Christy discussed landscape topics. (1) Expenses are less than budgeted; water expense is down because of early rain; electricity price increase was more than expected but has been managed OK. (2) Sidewalk repairs by City have been ongoing which has created some safety issues. Sidewalk work is due to water meter covers not up to code and disintegrating, tree roots, and general damage repair. (3) Several of the arborvitae along 29<sup>th</sup> Street Streetscape have grown so large that they're impacting the surrounding landscape. Christy asked the Board to review the situation to determine if any action needs to be considered.

**NOTE FOR NEWSLETTER:** We should include an article (again) about the liability for injury on "public sidewalks". Although the City has responsibility (and charges each homeowner a fee on their utility bill) for sidewalk maintenance, it is the homeowner's responsibility to report dangerous situations (cracks, raised edges, water meter holes, etc) to the City Public Works. Unless a dangerous situation is reported (in writing), the homeowner (or their insurance) is liable for any injuries.

Kathleen McBride was absent for family medical reasons but provided a financial report as of September 30. Overall financial status is very positive.

Marion reported that update of the HOA website has begun.

Karyn distributed a description of proposed changes to the CC&Rs which will be distributed to homeowners with the next newsletter/minutes.

Dave had alerted the Board to some recent Oregon legislation which changes state-wide rules regarding "middle housing". Cities may no longer restrict building multi-unit housing on lots previously designated "single family homes". This is not likely to have much effect on Uplands because our CC&Rs describing housing requirements have been in effect for several years, our building lots don't lend themselves easily to multi-unit development, and the nature/character of the community has previously been well established.

Several homeowners on Snowbrush are interested in a "community" garage sale. The Board agreed that inviting all Uplands homeowners to participate would be fine. Most likely the event will be delayed until Spring.

The topic of "enforcement" was again introduced. Several restrictions in the CC&Rs are not being observed. Some homeowners have inquired about the necessity of how to approach bringing the community into the designed appearance standards.

The next regular Board meeting will be held in the Timberhill Athletic Club conference room at 9:30am on Monday, December 9, and should be adjourned by 11:00am. The agenda will include planning the Annual Meeting, developing the 2020 budget, and finalizing the CC&R revision ballot.

The Annual Meeting of the Uplands HOA will be held on Sunday, January 12, 2020, 2:00-4:00pm, at the Timberhill Athletic Center.

The meeting was adjourned at 11:20am.