

The Uplands at Timberhill Homeowner's Association
Minutes of the Annual Membership Meeting on January 12, 2020

Meeting began at 2:06pm. There were 11 owners represented in person and 33 owners represented by proxy for a total of 44 properties present (of 86 total). [2 additional members arrived after the certification of the quorum count.]

The Secretary **CERTIFIED** the quorum (20% or 18 required). The Secretary also **CERTIFIED** that meeting notices were emailed December 15, postal mailed on December 16, and email reminders sent on December 18 and January 8.

The Secretary summarized the minutes of the last annual meeting held January 13, 2019. The members **APPROVED** revised minutes for the 2019 annual meeting.

Christy Peterson, Landscape Committee chair, provided a summary of 2019 landscape activities. The landscape contractors have done an excellent job. No major problems were experienced. Expenditures remained within budget. The landscaper charges will increase by \$50 per month. This year landscaping expenditures remained under budget; the expected 2020 increase should be absorbed by this year's unexpended funds.

Kathleen McBride, Treasurer, presented the 2019 financial report. All expenditure categories except electricity remained below budget, so end-of-the-year balance improved from last year. Kathleen then presented the 2020 budget which retains the annual assessment at \$300. The membership agreed to the new budget. The Treasurer will mail 2020 assessment invoices by the end of January. A brief newsletter will be included in the mailing. At their December meeting, the Board **APPROVED** the 2020 proposed budget totaling income of \$25,802 and expenses of \$26,570. End-of-year account balance is \$12,984. No objections were voiced regarding the approved budget.

The membership **APPROVED** the 2020 Board of Directors: Karyn Bird, Kathleen McBride, Christy Peterson, Dave Stubbs, and Marion Wong. In addition to elected Board members, Linda Blair, Jennifer Klammer, and Nancy Ulman will assist and advise the Board on Welcoming, Facebook/Social Media, and Neighborhood Watch, respectively.

Karyn Bird led a discussion of proposed revisions to the CC&Rs (Covenants, Conditions, and Restrictions). Between 45 and 50 ballots have been returned thus far. Since at least 65 ballots are required to reach a definitive outcome, the Board will extend the deadline for returning ballots until the final due date of assessment payment (March 31).

The topic of Covenant enforcement was again discussed. The Board was again directed to increase vigilance and address some of the common problems, like trash can retrieval and improper vehicles.

Other topics mentioned by Members present included: displeasure with the change in City bus routes which eliminated service on Arrowood, that the association needs to advertise its updated web site, and additional comments regarding the proposed CC&R revisions.

In 2019, the Oregon Legislature passed HB2466 which requires homeowner associations to maintain a fidelity bond unless Members explicitly exempt the association. The Membership **APPROVED** a motion to NOT maintain a fidelity bond. The Board will prepare a Board Resolution documenting this decision.

The meeting was adjourned at 3:38pm. The new Board will meet immediately following this Annual Meeting to elect officers and set the 2020 meeting schedule.