

The Uplands at Timberhill Homeowner's Association
Minutes of the Board of Directors Meeting on October 12, 2020

Attendees: Karyn Bird, Kathleen McBride, Christy Peterson, Brian Weldon, Jennifer Klammer, Linda Blair, Carolyn Miller, Julie Balderston, and Brad Frederick. Meeting began at 4:02pm.

Board **APPROVED** minutes for the July 16, 2020, meeting.

Christy gave the landscape report - the irrigation water was turned off with the City effective October 1. There will be one more trail maintenance scheduled this year, as well as leaf cleanup and re-seeding of the streetscape grass. Four sprinkler heads were vandalized in August, costing the HOA \$480 to repair and replace. Christy filed a police report but they said there was not much they could do. Karyn sent an email to all HOA residents to be watchful for any unusual activity. This had followed some complaints regarding our watering schedule. Not knowing whether this was a coincidence or not, Christy and Superior Landscaping adjusted the watering schedule to only once per day, rather than twice.

Kathleen gave the Treasurer's report – All HOA categories of expenditures are predicted to be at or below budget at the end of the year. Further, our cash on hand (total of savings and checking) continues to increase each year. This provides the HOA a cushion for any unforeseen and unplanned expenses.

Brian has agreed to assist the board and Jennifer with the HOA's website and any social media. He will work with Karyn to get past meeting minutes posted to the uplandsattimberhill.org site. He will also work with Kathleen to get the ad blocking product renewed for the website.

The HOA has four new neighbors so far in 2020, with the possibility of two more from homes currently for sale. Linda will work with Carolyn to get information in hard copy and electronically to share with the new neighbors. Our normal welcoming and greeting process has been temporarily suspended due to Covid, so alternate methods are being explored.

No updates were reported as part of our Neighborhood Watch program.

Enforcement of our CC&R's was discussed. Some of the common violations include: Signs, Waste, Parking, Animals, and Lot Landscape Maintenance. The particulars, including reference to the CC&R's, will be discussed further in the upcoming newsletter. The board is currently looking into various methods of enforcement, which will most likely not begin until 2021 after the HOA annual meeting. As a reminder, the HOA's process and authority include: presenting the lot owner with a memo of non-compliance giving 30 days to rectify; if not rectified assessing a fine; and if not rectified with fines paid putting a lien on your property. The ultimate goal of CC&R enforcement is to retain the beauty of our community and protect home values.

A general reminder was given to hold speed down within the community roadways as more children are home and may be playing in or near the streets.

The next HOA meeting is scheduled for Monday December 7, 2020. Time and place TBD

The meeting was adjourned at 5:20pm.