

The Uplands at Timberhill Homeowner's Association
Minutes of the Board of Directors Meeting on December 07, 2020

Attendees: Karyn Bird, Kathleen McBride, Christy Peterson, Jennifer Klammer, Linda Blair, Carolyn Miller, and Julie Balderston. Meeting was called to order at 4:05 pm.

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

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. For 2021 the budget proposal remains similar, just slightly less in administrative costs. The proposed annual dues remain at \$300 per year. The board **APPROVED** a motion to retain the dues at the current level for 2021.

Christy gave the landscape report – The landscaping has been completed for the year with only a few items remaining. There will still be some costs incurred for leaf removal and moss treatment. Also there will be some further re-seeding at no charge for areas previously seeded this year. Repainting of the crosswalk that Christy requested still hasn't happened so she will follow up with the City.

The website remains in process to be updated. Jennifer will work with Brian Weldon to update the site, consolidate web addresses and make sure all pertinent documents are posted. The Facebook page for the HOA will be taken down, as it is not being kept current. Our focus will be on the website presence.

Linda Blair gave the new neighbor report. Three new neighbors were greeted in person and invited to the board meeting, and hard copy welcome packets were given to all new neighbors who have moved into their residences. There are still some new neighbors who have either not moved in yet, or the property has not yet closed that will need to be contacted in 2021. Also the board discussed and agreed to provide the welcome packets electronically in the future by providing the link to our website where the pertinent documents reside.

No updates were reported as part of our Neighborhood Watch program. The HOA is looking for a new Neighborhood Watch Coordinator so if you are interested please contact Karyn.

Enforcement of our CC&R's was discussed. Some of the common violations include: Signs, Waste, Parking, Animals, and Lot Landscape Maintenance. The board is currently looking into various methods of enforcement, which will begin in 2021 after the HOA annual meeting. Various options include board members or HOA members assigned to identify violations, or hiring an outside party to identify violations. This will be discussed in depth at the annual meeting. As a reminder, the HOA's Bylaws provide guidance to the Board for actions to take in regard to CC&R violations. The ultimate goal of CC&R enforcement is to retain the beauty of our community and protect home values.

The annual HOA meeting is scheduled for Sunday January 10, 2021 via Zoom from 2:00-4:00 pm. The HOA is looking for volunteers to serve on the board, so if you are willing please contact Karyn or any board member.

The meeting was adjourned at 5:25 pm.