

*The Uplands at Timberhill Homeowner's Association*  
**Minutes of the Annual Membership Meeting on January 10, 2021**

Meeting began at 2:05 pm via ZOOM. There were 15 owners present on the call (representing 16 lots) and 23 owners represented by proxy for a total of 39 properties present (of 86 total).

The Secretary **CERTIFIED** the quorum (20% or 18 required). The President also **CERTIFIED** that meeting notices were emailed December 22, January 3, and a final email reminder sent on January 9.

The Secretary summarized the minutes of the last annual meeting held January 12, 2020. The members **APPROVED** the minutes for the 2020 annual meeting.

Kathleen McBride, Treasurer, presented the 2020 financial report. All expenditure categories remained below budget, so end-of-the-year balance improved by \$3189 from last year. End-of-year account balance is \$16,173. Kathleen then presented the 2021 budget, which is slightly less than the 2020 budget and retains the annual assessment at \$300. The membership unanimously **APPROVED** the new budget. At their December meeting, the Board reviewed the 2021 proposed budget and **APPROVED** retaining the annual assessment at \$300/lot.

Christy Peterson, Landscape Committee chair, provided a summary of 2020 landscape activities. The landscape contractors have continued to do an excellent job. Expenditures remained under budget, and the 2021 landscape maintenance and water budgets will remain the same as 2020. Four sprinkler heads along the 29<sup>th</sup> streetscape were vandalized in 2020, costing the HOA additional funds for replacement. A report was made to the local police. The membership should remain vigilant and report any destructive activities observed to the Board. Two follow-up items that Christy will check into with the City are tree limbs blocking the Huckleberry Place street sign, and repainting the crosswalk on 29<sup>th</sup> Street.

Linda Blair and Carolyn Miller gave the welcoming report. Three neighbors were greeted in person and given hard copy welcome packets. There are still several new neighbors who either haven't moved in yet or have just recently moved in that need to be contacted. In the future these new neighbors will be provided the packets electronically.

Nancy Ulman reported on the Neighborhood Watch program. No block parties were organized in 2020 due to the Covid-19 pandemic, and no crime reports have been received from the City since March 2020. She will follow up with the City to see the status of future crime reports. Two Watch Captain group leader vacancies have been filled, Kathryn Clark for Huckleberry and Marc Hume for Snowbrush.

Oregon HB2466 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 for 2021. The Board will prepare a Board Resolution documenting this decision.

The membership **APPROVED** the 2021 Board of Directors: Karyn Bird, Kathleen McBride, Christy Peterson, Carolyn Miller and Betty Brose. In addition to the Board of Directors, Linda Blair, Brian Weldon and Nancy Ulman will assist and advise the Board on Welcoming, website maintenance, and Neighborhood Watch.

The topic of CC&R compliance and enforcement was discussed. Several options for next steps were discussed. A memo outlining the most prevalent areas of non-compliance and potential next steps will be prepared and sent to the membership along with the 2021 dues assessment invoices.

There was no new business, and the meeting was adjourned at 3:48pm. The new Board will meet immediately following the Annual Meeting to elect officers and set the 2021 meeting schedule.