

*The Uplands at Timberhill Homeowner's Association*  
**Minutes of the Board of Directors Meeting on July 12, 2021**

Attendees: Karyn Bird, Kathleen McBride, Christy Peterson, Nicole Kurth, Carolyn Miller, Carolyn Mayers, Ken Kingsley, Sue Kingsley, Pattie Von Glahn-Volk, Pam Burnor, John Conley, Matthew Marceau and Sue Hanen.

President Karyn Bird began the meeting at 9:35am.

President Karyn Bird made corrections to the Minutes from April 12, 2021. Once corrections were made, Kathleen McBride made a motion to accept the Minutes. Christy Peterson seconded the motion, and the Minutes were approved.

Treasurer, Kathleen McBride displayed the financial statement for UHTOA as of June 30, 2021. Kathleen mentioned that all dues have been paid and everything is on schedule through May.

Christy Peterson gave the update on UTHOA Landscaping: the water bill is \$2,600 cumulative total higher from last year. Sprinkler timing has been an issue since last summer. Sprinklers must run during night not during the morning. Dispute with the landscaper over compliance to sprinkler timing as put forth by the City of Corvallis has resulted in the cancellation of the contract. Christy has changed the keys on the boxes and is currently looking for a new landscape contractor. The current sprinkler schedule occurs at 2am and only watering one time per day.

Brian Weldon, the UTHOA webmaster was not in attendance but, President Karyn Bird indicated that the website, <https://uplandsattimberhill.org> is up to date.

There were no New Neighbor updates as Linda Blair was not in attendance. Carolyn Miller did note that a house on Silktassel is up for sale.

There were no updates to Neighborhood Watch as Nancy Ulman was not in attendance.

President Karyn Bird gave the updates for CC&R violations. Approximately 22-24 letters were sent out at the beginning of this year with a majority of the letters pertaining to Article VI, Section 4 (waste receptacles and vehicles). Letters were not sent out during the previous year due to Covid-19. Discussion continued regarding CC&R compliance. Linda Blair will shop management companies to determine cost per household for managing compliance issues only. Christy Peterson made the suggestion to update the UTHOA webpage with a more readable version of the CC&R's. Carolyn Mayers suggested the use of mailers with pictures of compliance scenarios; looking for a community member that is a graphic artist to help create mailers.

Discussion of Emergency Evacuation of Timberhill area – Pam Burnor mentioned the Uplands/Meadowridge group is to organize emergency evacuation schedules. Further discussion occurred about the impact of new housing without new outlets.

There was discussion regarding a resolution to grandfather current fence heights on the south side of Huckleberry. Pam Burnor suggested sending a letter to those neighbors stating when they replace their fences they will need to be in compliance with the CC&Rs. No final decision was made.

The Board agreed to 1 community location for National Night Out on Tuesday, August 3, 2021. The location will be Goldenrod Place.

No change noted regarding speeding on Silktassel.

The date and time of next Board meeting was set for:

Monday, October 11, 2021  
9:30 am – 11:00 am  
In Person at Chepenafa Spring Park  
(covered picnic table area)

The meeting was adjourned at 11:04 am.