

The Uplands of Timberhill Homeowner's Association
Minutes of the Board of Directors Meeting on October 11, 2021

Approved

Attendees: Karyn Bird, Kathleen McBride, Betty Brose, Pam Burnor, Sue Hansen, Capi Marceau, Carolyn Mayers, Carolyn Miller, Christy Peterson. Guest – Kurt Powell

President Karyn Bird called the meeting to order at 9:30 am at Chepenafa Park, in the chill of the morning.

Approval of Minutes:

Approval for April 12, 2021, minutes. Originally approved without required number of Board members making the motions. Karyn requested a new motion. Kathleen McBride made a motion to approve the April 12, 2021, minutes. Motion was seconded by Christy Peterson, motion passed.

A motion to approve minutes from July 12, 2021, was made by Kathleen McBride and seconded by Christy Peterson. Motion passed.

Treasurer's Report – Kathleen McBride

Kathleen presented an updated printed Financial Statement as of 9/30/2021. She reported that all of the dues had been paid. She indicated that the cost of water had risen. More detail will be provided during the Landscape report. Dues payment for 2022 is unknown at this time and will be discussed at the December Meeting.

Landscape Report – Christy Peterson

Please note the attachment, “Questions about UTHOA Landscaping,” which was mailed as an attachment to your Agenda for October 11, 2021)

Christy indicated that there had been some changes, and unfortunately our current water bill, which is higher than last year is one of them. There have also been some leaks, old equipment, and broken sprayers in our irrigation system. The City of Corvallis informed the UTHOA that they had received complaints about our daily watering schedule, and the possible dangers present from wet grass and the daytime water flow on the hilly area to pedestrians. It was suggested night watering would prevent wet slippery grass and wet areas, thus be safer for daily walkers and residents. Working through all of the above issues and to avoid a water shut down ~~treated~~ by the City, it was necessary to make some changes. Some have been made, we have a new Landscaping Company, Northwest Valley Lawn Care, thru the end of the year; 3 to 4 bids have been requested by Christy Peterson for the 2022 year– The fixes were needed immediately have been done.

Website – <https://uplandsattimberhill.or>

Brian Weldon was not available for the meeting. Karyn Bird did indicate that she would ask Brian to add the April and July minutes to the web site.

New Neighbors

Linda Blair was not present, but Treasurer Kathleen McBride, who receives the sale and closing information for the UTHOA noted that we have 2 new neighbors, the Morrows and the Putmans.

CC&RS compliance discussion/update

Guest, Kurt Powell from Willamette Community Management, WCM, had been invited to talk with the UTHOA Board and members present. Kurt indicated his background, training with Dave Stubbs when Dave worked with WCM and lived in the UTHOA, plus continued work with the company through the years. His approach and direction would come from the UTHOA Board following a review and exploring the concerns and issues. Approaches and contacts would be following directions from the UTHOA board. Cost for addressing compliance issues for the UTHOA would be \$250/month, plus a \$250 start up. The plan would be to tour the UTHOA every two weeks to ensure compliance was happening or to notify members of their noncompliance. Discussion followed. Karyn Bird thanked Kurt for his attendance and information and indicated the Board and the association would need time for further discussion. All present strongly felt it was important to provide information about this consideration to the UTHOA membership prior to or during the UTHOA 2022 Annual meeting.

Emergency Evacuation of Timberhill area – Webinar by Dave Busby. Resources

Karyn Bird did send out a list of contacts and links for UTHOA members to find more information. With concern about continued growth and location of forest/trees in our area, it is important for all homes to be aware of needed actions in an emergency. Discussion followed. Pam Burnor indicated that there is a planned Actual Evacuation Exercise in May of 2022. Dave Busby, Corvallis Director of Risk Management, has his office in the Harrison Street Fire Station, downtown Corvallis; we should contact him if there are further questions or additional information is needed.

Next steps (?) - Current fence heights on south side of Huckleberry...do we want to finalize a plan or table this issue?

There was discussion at the last meeting (July) that because of some concern that the fences behind homes on the south side of Huckleberry might be replacing their fences, the homeowners there might not still be aware of the restrictions on fencing along the path. No decision was made at that time. After a short discussion today, no decision on how to address these concerns was made.

Call for Volunteers to run for the Board for 2022!!

President Karyn Bird indicated that there is a need for volunteers to serve on the Board.

Speeding on Silktassel Drive – Do I need to include something in the Newsletter?

Discussion followed on various topics, previous removal of speed bumps, the need for more not less speed bumps were discussed. Areas that seem to be of most concern are Arrowwood & 29th, and just about any place along Arrowwood. President Karyn Bird indicated she would contact the city. It was also noted that the one candidate running for City Council is Tracey Yee, who would be our Ward 8 representative. There was also a discussion of the relatively large number of raised sidewalks along 29th Street and Arrowwood, and the Goldenrod connector path as it enters the main trail. Karyn said she would call the City about placing bumps on Arrowwood and Silktassel, as well as repair of the raised sidewalks.

Date and time of next Board meeting:

Monday, December 6, 2021

7:00 pm

ZOOM