

*The Uplands at Timberhill Homeowner's Association*  
**Minutes of the Board of Directors Meeting on December 6, 2021**

Attendees: Karyn Bird, Kathleen McBride, Christy Peterson, Carolyn Mayers, and Pam Burnor. Meeting began at 7:05pm via ZOOM.

A motion to approve the minutes from the October 11, 2021, meeting was made by Christy Peterson and seconded by Kathleen McBride. Board **APPROVED** the minutes from the October meeting.

Kathleen gave the Treasurer's report as of November 30, 2021, and two budget proposals for 2022. The cumulative total of all HOA expenditures for 2021 are predicted to be below budget at the end of the year, although individual categories may be over or under budget. Two budget proposals were presented for 2022, one including CC&R compliance monitoring by Willamette Community Management (at a cost of \$3250/year) and one without. There will be an increase in water costs and landscaping costs under both scenarios. As a result of increased costs facing the HOA in 2022, a recommendation was made to increase the annual HOA fees to \$350/year.

Christy Peterson moved, and Kathleen McBride seconded to increase the annual dues to \$350/year for 2022. Board **APPROVED** the motion.

Christy Peterson moved, and Kathleen McBride seconded a motion to propose hiring Willamette Community Management for a period of one year to conduct CC&R compliance monitoring for the HOA, with the proposal to be presented to the membership at the annual meeting for final decision. Board **APPROVED** the motion.

Kathleen also reported that Doug Wentworth, who served as the HOA Treasurer previously, is conducting a review of the HOA's financial records for 2021 and will give a report at the annual meeting. This satisfies the requirements of the State of Oregon, and the vote of the membership at the January 2021 annual meeting for fiduciary oversight.

Christy gave the landscape report - the irrigation water was turned off with the City effective October 29th. Northwest Valley Lawncare has done a good job for the HOA, stepping in and taking over when we lost our previous landscaping contractor. Christy will send Northwest Valley Lawncare a thank you card for their assistance. They will provide one more leaf removal service, and a final moss treatment in December to complete services for the year. Christy has received three proposals for landscaping services in 2022, and the board reviewed the proposals in depth. All three were good proposals, and in the same ballpark cost-wise. They were provided by Straub, Northwest Valley Lawncare, and Pacific Landscape Maintenance. After discussion of the proposals Kathleen McBride moved, and Christy Peterson seconded a motion to select the Straub proposal. Board **APPROVED** the motion.

Karyn reported that she is still working with Brian Weldon to get our meeting minutes and any other pertinent information, such as the Timberhill evacuation resources, posted to the [uplandsattimberhill.org](http://uplandsattimberhill.org) website.

Karyn also reported that Linda Blair will provide two welcoming packets to the new neighbors on Silktassel and Firefern, the Morrows and the Putnams.

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

Enforcement of our CC&R's was discussed, and the proposal to have Willamette Community

Management perform compliance monitoring for the HOA. This item will be discussed further and voted upon by the membership at the annual meeting in January.

A call for volunteers to serve on the HOA board in 2022 is still underway. If you are interested in serving on the board (a minimum one-year commitment) please contact any current board member.

Landscape questions remain on the southernmost edge of the HOA, regarding height of fences on the properties that border the bike path, and also the responsibility of lot owners and our landscaper to maintain the area. This item will also be discussed further at the annual meeting. Karyn also reported she has contacted the city about our broken sidewalks, but no one has called back at this time.

A general reminder was repeated to hold speed down within the community roadways, and notably on Silktassel. The city did provide a speed monitoring device on Silktassel for a brief period.

The annual HOA meeting is scheduled for Sunday January 23, 2022, at 2:00 p.m. in the upstairs clubhouse at Timberhill Tennis Club, 2775 NW 29<sup>th</sup> St in Corvallis.

The meeting was adjourned at 8:18 p.m.