

The Uplands at Timberhill Homeowner's Association
Minutes of the Board of Directors Meeting on April 18, 2022

Attendees: Karyn Bird, Kathleen McBride, Carolyn Mayers, and Pam Burnor. Meeting was called to order at 9:34 a.m.

Kathleen moved to approve the January 23, 2022, board meeting minutes. The Board **APPROVED** these minutes. (Note: Due to the size of the HOA Board, motions do not need to be seconded prior to the vote.)

Kathleen gave the Treasurer's report. As of March business, all 2022 dues have been paid and deposited in the bank.

Kathleen gave the Landscape report. Our new landscape contractor, Straub Landscape LLC, has begun services as of the beginning of March. To date they have completed four regular visits to include mowing, edging, and blowing sidewalks. They will start fertilizing soon. They did point out that we have a growing moss problem, and turf moss treatment is an add-on item in our contract. Straub provided an estimate of \$1380 to treat the moss and is working on an estimate for eradication of the dead moss. Kathleen moved to approve the moss treatment and eradication. The Board **APPROVED** the \$1380 treatment and subsequent eradication of the moss. Straub is working on a comprehensive plan for turf moss management for us.

Karyn gave the Website report. She is working with Brian Weldon to ensure all the newest updates are posted.

Kathleen gave the New Neighbor report. There have been no changes since the last meeting.

Pam gave the Neighborhood Watch report. Pam recently distributed the most recent city update to the Watch Captains. Of note is a planned City drill to run a fire evacuation scenario on May 14, 2022. Karyn and Pam will distribute further information as we receive it concerning this drill, and the link to sign up for the Linn-Benton and Corvallis emergency notification system. Pam also mentioned that the City Fire Department will do a complimentary assessment of your property's outside fire danger and defensible space if requested.

Karyn reported on the ongoing issue of compliance within our HOA to the CC&R's which govern us. The contract with Willamette Community Management fell through, and the Board is continuing to discuss how to deal with compliance issues as we move forward. Karyn has individually dealt with any situation that has arisen within the community.

Karyn reported on Oregon HB2534, recent legislation that requires all HOA's to review their governing documents to remove any discriminatory language by the end of December 2022. After reviewing, the documents will have to be re-recorded with a letter certifying we are in compliance with the direction contained in HB2534. The Board will begin a review of our CC&R's and By-Laws immediately.

Carolyn reported on her work with the City to rectify sidewalk buckling issues within the community, and Pam also reported that she is working with the City on greenway cleanup adjacent to the community that may pose a fire danger during the hot, dry summer months.

Karyn will put reminders of upcoming events, like the evacuation drill, in the newsletter as well as sending separate emails as she receives the information.

The meeting was adjourned at 10:30 a.m.