

*The Uplands at Timberhill Homeowner's Association*  
**Minutes of the Board of Directors Meeting on July 11, 2022**

Attendees: Karyn Bird, Kathleen McBride, Christy Peterson, Carolyn Mayers, Carolyn Miller, and Pam Burnor. Meeting was called to order at 9:35 a.m.

Minutes from the April 18 regular meeting and the May 2 special meeting were discussed. The Board **APPROVED** both minutes.

Kathleen gave the Treasurer's report. As of June business expenses are still low. Due to the wet spring, the irrigation water was not turned on until late June so no water expense will be incurred until July business. The administrative costs will be low due to the compliance monitoring contract not being in effect and will result in funds available for other needs.

Christy gave the Landscape report. A break in the valve on 29<sup>th</sup> and Arrowood resulted in water gushing down the sidewalk/street. We are not sure how long the valve had been leaking. Having the water turned off during the repair resulted in no watering on the streetscape for three days. As you walk the pathways within the association, be sure to report anything unusual or out of the ordinary to any board member. Quick reporting results in faster correction of the situation. Christy has contacted the city about trimming the branches on the trees along 29<sup>th</sup> and Arrowood, and along the bike paths. The laurel has grown out along the south path well into the pathway. Several issues compounding our landscape maintenance include moss, thatch, and tree roots impacting water lines.

Karyn gave the Website report. Brian Weldon has updated the website with the newest information.

Kathleen gave the New Neighbor report. Two new families have moved into Crocus Place, and an additional family will be moving in shortly. Welcome to the Van Tress, Tucker, and Spies families.

Pam gave the Neighborhood Watch report. LuAnn Ermer has agreed to be the new Neighborhood Watch captain for the Crocus Place cul-de-sac. Pam reported on the evacuation drill held on May 14, 2022. Turnout was low from the inclusive Timberhill area, so the drill did not replicate the evacuation issues, such as traffic congestion, which would be incurred in a real emergency. For now, the best preparation would be to sign up for the phone and email alerts through the City and County, and to prepare your "to-go" and "shelter in place" packs. Pam also reported that a couple homes within our HOA have reported thefts or stolen property found on their premises. So, stay alert, know your neighbors, and watch out for each other--if you see something, say something!

Karyn reported on an issue regarding noise complaints. As a reminder, please try to be respectful of your neighbors and keep noise to a minimum when outside.

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 board review, no discriminatory language was found in our governing documents and Karyn prepared the certification memo. After notarization, the document was recorded with Benton County.

Pam has been working with the city to clean up the greenbelt adjacent to the creek and bike paths from the trimmings that they left behind. As these trimmings dry out, they increase the wildfire danger to the association homes.

The Uplands at Timberhill HOA will host a Neighborhood Night Out on Tuesday August 2, 2022, from 6:00 – 8:00 p.m. at the shelter at Chepanafa Springs Park. Beverages will be provided (alcohol is not permitted at this location). Mark your calendars and plan to come meet new neighbors and reconnect

with long-time neighbors!

The board will be looking to replace two (or more) positions in 2023. Christy will be stepping down as Landscape Manager and Kathleen will be stepping down as Secretary/Treasurer. If you or anyone you know is interested in participating in the governance of our HOA, please contact any board member. It would be most beneficial to come onto the board this summer/fall and learn the duties of these positions in a shadow capacity. As always, community members are encouraged to be on the board in any capacity.

The next regularly scheduled board meeting will be held on Monday October 10, 2022, at 9:30 a.m., in person or via ZOOM still TBD, but we are hopeful for an in person meeting.

The meeting was adjourned at 11:25 a.m.