

The Uplands at Timberhill Homeowner's Association
Minutes of the Board of Directors Meeting on October 10, 2022

Attendees: Karyn Bird, Kathleen McBride, Christy Peterson, Carolyn Mayers, and Carolyn Miller.

Meeting was called to order at 9:38 a.m.

Minutes from the July 11 regular meeting were discussed. The Board **APPROVED** the minutes as written.

Kathleen gave the Treasurer's report. Expenditures are on track and are expected to come in at or below budget in most categories. Administrative costs should be under budget, thus keeping total costs for the year within the total budgeted allocation.

Christy gave the Landscape report. The mow and blow portion of the landscaping contract will be completed at the end of October, with some leaf removal and trail maintenance still scheduled for the rest of the year. No thatching or aeration was done this year, but some moss treatment was done. Christy will be working on landscaping contract and possibly irrigation contract options for 2023. The city still has not performed the tree trimming we requested for the 29th and Arrowood Circle streetscapes, as well as the encroaching shrubs along the south common space path. Carolyn Mayers will prepare a letter on behalf of the Board again requesting these services. Along these lines, make sure that any trees, shrubs, or plantings within your lot are not overhanging or encroaching on sidewalks or streetscapes. This is a city requirement.

Karyn gave the Website report. There have been no further updates since July.

Carolyn Miller gave the New Neighbor report. Three new families have moved into Crocus Place. Welcome to the Van Tress, Tucker, and Judson/Hawkins families. A reminder that the board needs their contact information to keep them apprised of HOA business.

Karyn gave Neighborhood Watch report. There is nothing new to report.

Wildfire Preparedness update: Actions you can take to reduce or mitigate your risk for next year's fire season include making sure any trees that overhang your roof are trimmed back; where possible removing any conifers or other resinous shrubs such as rosemary and lavender from foundation plantings as they are highly flammable; and keeping your gutters free of leaf litter and pine needles.

Our HOA had a highly successful Neighborhood Night Out event on August 2, 2022 and hopes to continue that trend for 2023.

CC&R compliance issues include keeping your trees, shrubs, plantings, and weeds trimmed back from sidewalks, streetscapes, and your neighbor's yard for the health, safety, and fire protection of the entire HOA community.

New Board members needed for 2023! This borders on a crisis for our HOA. If we cannot seat a Board to voluntarily manage the HOA, we will go into conservatorship and be governed by a management company, greatly increasing our annual dues. The Board is currently working on obtaining these costs and will send a letter to each homeowner within the HOA with additional information. Preliminary information shows the costs could substantially increase over the \$350/year we pay now. This is because attorneys and/or CPAs would be involved in the conservatorship, which is a state requirement. How to mitigate these extreme measures? Volunteer to be on the Board. Positions needed for 2023

include President, Secretary, Treasurer and Landscape Manager. These are at a minimum. More positions could be elected for Vice President, and members at large. If you are reading this, concerned, and willing to help please email your interest to: UTHOAcontact@gmail.com.

Please join us at our next Board meeting, Sunday December 4, 2022, at 4:00 p.m. via ZOOM. The topic of Board members for 2023 will be of utmost importance on that agenda.

Again, our next Board meeting will be December 4, 2022, at 4:00 p.m. via ZOOM.

Meeting adjourned at 11:23 a.m.