

The Uplands at Timberhill Homeowner's Association
Minutes of the Annual Membership Meeting on January 23, 2022

Meeting began at 2:05 pm via ZOOM. There were 14 owners present on the call (representing 15 lots) and 13 owners represented by proxy for a total of 28 properties present (of 86 total).

The Treasurer, Kathleen McBride, acting for the Secretary **CERTIFIED** the quorum (20% or 18 required). President Karyn Bird also **CERTIFIED** that meeting notices were emailed December 21, January 11, January 19, and a final email reminder sent on January 22.

Kathleen McBride, Acting Secretary summarized the minutes of the last annual meeting held January 10, 2021. Christy Peterson moved, and Kathleen McBride seconded to approve those minutes. The members **APPROVED** the minutes for the 2021 annual meeting.

Kathleen McBride, Treasurer, presented the 2021 financial report. Although the electricity and water accounts were over budget for the year, the landscape maintenance account remained below budget, enabling the HOA to be within budget overall. Our end-of-the-year balance improved by \$619 from last year, with a combined total of \$16,792 in checking and savings. Kathleen then presented two budgets for 2022; one reflecting hiring Willamette Community Management (WCM) to do compliance monitoring and consultation to the HOA board, and one which does not. Both budget requests increase the annual assessment to \$350. After discussion about the pros and cons of an outside organization conducting compliance monitoring, Jennifer Klammer moved, and Pam Burnor seconded to adopt the budget proposal which included WCM's compliance monitoring and consultation costs. The membership **APPROVED** this budget. At their December meeting, the Board reviewed the 2022 proposed budget and **APPROVED** increasing the annual assessment to \$350/lot.

Christy Peterson, Landscape Committee chair, provided a summary of 2021 landscape activities. Many trials were encountered in 2021, one of which was losing our long-time landscape contractor. A substitute was found to finish out 2021 and the Board reviewed three contract proposals for 2022. The Board selected Straub LLC as our new contractor for 2022, both for their irrigation expertise and their local presence. We will continue to deal with having to irrigate during off hours so that sprinklers do not affect pedestrians walking down 29th St. Other issues include muddy areas within the streetscapes, tree roots affecting the water lines, and an aging infrastructure of the irrigation system. The HOA will also need to monitor and enforce trimming of hedges that block sprinklers along the streetscapes.

Linda Blair gave the welcoming report. Three neighbors were greeted and given welcome packets. There are still several neighbors who had never received welcome packets, and Linda will be providing them with packets, as well as the link to our website which also provides HOA information.

Nancy Ulman reported on the Neighborhood Watch program. No block parties were organized in 2021 due to the Covid-19 pandemic. Nancy is stepping down as the HOA's Neighborhood Watch Coordinator and Pam Burnor has agreed to take on those responsibilities.

Karyn Bird has been in touch with Brian Weldon, our webmaster, and reports the website is up to date.

Oregon HB2466 requires homeowner associations to maintain a fidelity bond unless Members explicitly exempt the association. Betty Brose moved, and Christy Peterson seconded to continue with our exemption. The Membership **APPROVED** a motion to NOT maintain a fidelity bond for 2022. The Board will prepare a Board Resolution documenting this decision. Part of this exemption requires an annual review of the accounting and reports provided by the Treasurer. Doug Wentworth, previously the Treasurer for the HOA, did a financial review of the 2021 records, with no discrepancies found as reported in his December 15, 2021, write-up.

Board nominations were given, and Jennifer Klammer moved, and Nancy Ulman seconded to accept the nominees. In addition, Jennifer Klammer moved, and Kathleen McBride seconded, to place the Landscape Manager position as a full board member, and not as a consultant to the board. The membership **APPROVED** the 2022 Board of Directors: Karyn Bird, Kathleen McBride, Christy Peterson, Carolyn Miller, and Carolyn Mayers. In addition to the Board of Directors, Linda Blair, Brian Weldon, and Pam Burnor will assist and advise the Board on Welcoming, website maintenance, and Neighborhood Watch, respectively.

The topic of CC&R compliance and enforcement was discussed. One of the primary goals of the Board is to protect the property values within the association. Part of this is achieved by ensuring that all properties are aware of and adhere to the CC&R's and Bylaws of the HOA. The Board feels it would be beneficial to hire Willamette Community Management (WCM) to assist in this process. Some concerns were raised by the membership, primarily in the area of cost, and an outside entity assessing each property within the HOA for compliance with the CC&R's. In consideration of these concerns Pam Burnor moved and Jennifer Klammer seconded to hire WCM for a trial period ending 12/31/22, to perform compliance monitoring and consultation for the HOA. The membership **APPROVED** the motion, with three opposed and two abstaining.

There was no new business, and the meeting was adjourned at 3:55pm. The new Board will meet immediately following the Annual Meeting to elect officers and set the 2022 meeting schedule.