

The Uplands at Timberhill Homeowner's Association
Minutes of the Board of Directors Meeting on December 4, 2022

Attendees: Karyn Bird, Kathleen McBride, Christy Peterson, Carolyn Mayers, Carolyn Miller, Pam Burnor, Brian Weldon, Jennifer Klammer, Sue Hanen, David Sorenson, Kevin Hawkins, and Doug Reed.

Meeting was called to order at 4:01 p.m.

Minutes from the October 10, 2022 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 near budget in most categories. A few more expenses will be forthcoming in December, but overall expenditures should be less than the overall budget for 2022.

Christy gave the Landscape report. One leaf collection remains to be done, other than that all requirements of the 2022 landscape contract have been met. Trail maintenance was completed, and one final moss treatment will be requested for December. The irrigation water was turned off in November for the season. She will contact Straub for updated information for a 2023 landscape contract and depending on the pricing she may request additional bidders. The issue of thatching, aerating, and reseeded will need to be re-evaluated for 2023 as it was not done in 2022 due to the landscape contractor's recommendations. Carolyn Miller will contact the city about the encroaching shrubs on the south side of the HOA pathway. A reminder to all homeowners within the HOA is to trim your trees and shrubs near the paths, sidewalks and streets. The city requires 8 feet of clearance over paths and sidewalks, 12 feet of clearance over streets, and 2 feet of clearance beside sidewalks.

Brian gave the Website report. The last two HOA board meeting minutes are now posted to the website.

Carolyn Miller gave the New Neighbor report. There has been no further movement into the HOA since the previous report. A reminder that the board still needs contact information from three families to keep them apprised of HOA business. Carolyn will follow up on this.

Pam gave the Neighborhood Watch report. There is nothing specific to our neighborhood to report. Keep a close eye on any package deliveries at this time of year, lots of package thefts are being reported throughout the city.

Carolyn Mayers gave the 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; utilizing 1/8" screens over soffits and vents; and keeping your gutters cleaned.

Pam Burnor reported on a Timberhill-wide neighborhood meeting organized by Ann Kimmerling of the Meadow Ridge II HOA held on 11/29/22. Pam represented our HOA, and several other HOA's within Timberhill also participated. One item of discussion was to form a Timberhill-wide association or network to increase communication on items affecting all neighborhoods, such as emergency evacuation routes, preparing for wildfire risks, and reducing fuel loads in greenways.

CC&R compliance issues include keeping your trees, shrubs, plantings, and weeds trimmed back from sidewalks, streetscapes, and your neighbor's yard; as well as a reminder not to park where you impede foot traffic (i.e. sidewalks).

New board members for 2023. Currently four people have indicated their willingness to serve as Board members for 2023. They are Carolyn Mayers, Kevin Hawkins, Brian Weldon and David Sorenson. Ideally there would be at least two additional members to help spread out the workload. Job sharing was also discussed as a possibility to keep the workload lighter. Carolyn Mayers addressed the topic of Director's and Officer's Liability Insurance. The board will check into the need for this, and the costs associated with a liability policy.

Our next meeting will be the Annual HOA Meeting held on January 22, 2023, at 2:00 p.m. via ZOOM.

Meeting adjourned at 5:47 p.m.