

Minutes of the Board of Directors Meeting

Date September 27, 2023

Time 7:00pm

Meeting called to order by Kevin Hawkins

In Attendance

Kevin Hawkins, Brian Weldon, Carolyn Mayers, Pam Burnor, Karyn Bird, Rob Putnam, and David Sorenson were present.

Approval of Minutes

Kevin motioned to approve the August 9th, 2023, board meeting. The Board **Approved** the updated minutes.

Treasurer Report

Brian Weldon gave the Treasurer report. We are currently at budget and will likely receive additional water bills that will put us over budget by years end. We have requested to stop watering. All information and paperwork for opening the Oregon State Credit Union account has been collected. **David will take the paperwork to the credit union to finish opening our account.**

Landscape Report

Carolyn Mayers gave the Landscape report. Brian and C. Mayers walked the grounds with Pacific Landscape and received a bid for our landscaping work. Although it was useful to compare bids, there were no driving reasons to change from Staub. C. Mayers will be talking with Dave about making small changes to our service, such as removing trimmed debris from the greenway, and getting next year's bid.

Website Report

Rob Putnam gave the Website report. The last two sets of meeting minutes have been posted. Our domain name registration needs to be renewed before March 23rd, 2024. The board does not know the email is tied to our registration, but Kathleen McBride should know, and may have renewed previously. **David will send Rob Kathleen's contact information so Rob can work on the renewal.**

Welcoming Report

Carolyn Miller was absent, so no report was given. Kevin has not met with C. Miller on new member packet enhancements. The board discussed the lack of understanding on the new homeowner welcoming process.

David will contact Carolyn Miller to get information on the new homeowner welcoming process.

Neighborhood Watch Report

Pam Burnor gave the neighborhood watch report. Pam is still working with the city to get the monthly crime statistics to be sent directly to her. The City cleaned out the riparian zone of blackberries and downed trees but did not clear near the path as expected. **Pam will continue to follow up with Ted.**

Old Business

Update on discussions with City of Corvallis about maintenance of the greenway

The City attorney says their insurance company is looking into what maintenance is required by the City to avoid liability. Paul Bilotta is assigned to weed abatement issues. C. Mayers is working with Ted for a list of invasive species and their fire aspects. It would be helpful if more homeowners would provide feedback to the City about their fire concerns in the greenway.

Options for addressing (or not) the aging streetscape landscaping

Carolyn Mayers received information from the City about landscaping options besides grass. We can use low plants, ground covers and some stone. **C. Mayers will talk with Straub about a possible incremental approach to landscape changes and possible plant usage.** Brian noted the greenway on the other side of 29th has been doing quite well over the last 2 years. **C. Mayers will check who is doing maintenance on that side. C. Mayers will look at how many sprinkler zones we have and possible cost savings if we cut back on certain zones.**

New Business

Proposal to cease past practice of reimbursing owners of properties along Arrowood for a portion of their water bill.

Kevin motioned to cease the past practice of reimbursing owners of properties along Arrowood for a portion of their water bill. The Board **Approved**.

When and how to hold the 2024 annual meeting

The annual meeting needs to be announced a month in advance. The board chose January 21st, 2024, at 2pm for the Annual meeting. The format (online vs in person) will be decided later. Neighborhood watch captains can help gather proxy information from our homeowners.

CC&R non-compliance and other safety concerns

The board discussed needing to document and address CC&R and city code non-compliance issues. Examples reported were cars parked on the street for more than 48 hours (city code) and long-term camper van parking (CC&R). There is continued concern about vehicles speeding on residential streets, especially on the corner of Firefern and Huckleberry. **The board will start making notes of non-compliance issues and communicate with homeowners. David will include general reminders in the newsletter.**

Invitation for new board members and volunteers

David will include an article in the newsletter asking homeowners to consider joining the board as members or volunteers.

The Uplands at Timberhill Homeowner's Association

Adjournment

The next board meeting was set for Wednesday November 29th at 7pm on Zoom.

The meeting was adjourned at 8:30pm