

Minutes of the Annual Membership Meeting

Date January 21st, 2024

Time 2:03pm

Meeting called to order by Kevin Hawkins

In Attendance

Kevin Hawkins, David Sorenson, Carolyn Mayers, Karyn Bird, Rob Putnam, Kathryn Clark, Pam Burnor, Cindy Gardes, Steve Potochnik, Maria DuBose, Alexander Morrow, Betty Brose, Sue Hanen, Christy Peterson, Cozette Kanaan, Peter Rizk, Doug Reed, and Jimmy Yang were present representing 18 properties. 17 owners were represented by proxy bringing a total of 34 properties present (out of 86).

Roll Call and Establishment of Quorum

Kevin Hawkins **Certified** the Quorum (20% or 18 required).

Proof of Required Notice of Meeting

Kevin Hawkins **Certified** that required meeting notices were sent out. The original notice was mailed out in early December. Email reminders were sent December 29th, Jan 2nd, and Jan 29th.

Approval of Minutes From 2023 Annual Meeting

Kevin Hawkins noted the minutes from the Jan 20th, 2023, annual meeting had been circulated in February 2023 and in preparation for this meeting. Hearing no objections, the members **Approved** the minutes as circulated.

Reports from Officers and Committees

2023 Financial Report

Kevin Hawkins presented the 2023 financial statement showing that we exceeded the budget by just under a \$1000 mostly due to increased water costs and the remainder by electricity, and administrative costs.

Outside Review of 2023 Finances

Doug Wentworth agreed to review our 2023 finances but was unable to complete it prior to the meeting. The board will send out the review to our members once completed.

Presentation of Proposed 2024 Annual Budget

Kevin Hawkins presented the 2024 budget for review. The budget consists of a 10% increase in all categories except landscaping which uses the actual proposal cost from Straub. The Board can approve assessment increases up to the CPI index, which was calculated to allow an assessment of \$515. The board felt an increase

The Uplands at Timberhill Homeowner's Association

to \$515 was excessive and instead **Approved** the 2024 annual dues at \$450 a lot. This will balance the proposed expenses and maintain HOA reserves, which were drawn down by 25% in 2023. Our members pointed out that our neighboring HOA's typically have higher dues.

Landscape Report

The board has been generally happy with our service and relationship with Straub. Carolyn Mayers has discussed various solutions with Straub to reduce water usage and manage our aged and overly thatched grass. Our 2024 contract removes maintenance of pathways that reside in Meadowridge owned parcels. Savings from this will be used to have Straub remove their trimmings rather than leaving them in the greenway, which will help reduce fire fuels.

Welcoming Report

Kevin Hawkins gave the welcoming report on behalf of Carolyn Miller. We had one new homeowner in 2023.

Neighborhood Watch Report

Pam Burnor reported the city sent out their Sept and Oct report (crime, etc.) but hasn't sent out anything more recent. If homeowners have not received email from your neighborhood watch caption, please contact them or Pam.

Our city ward wishes to form a neighborhood association with the Timberhill HOA and non-HOA neighborhoods. The City works with neighborhood associations for issues such as evacuation planning. We would need members to attend meetings where various people from the city would discuss issues and planning. If you have interest, please email the board at uthocontact@gmail.com

Webmaster Report

Rob Putnam reported the website is up, but our domain is expiring in March. Rob has so far been unable to get into the owning account to make payment. The new board will need to take care of this in the next few months.

Proposal to Exempt UTHOA From Maintaining Fidelity Bond Coverage in 2024

Carolyn Mayers moves to not carry the fidelity bond and get the required external financial review. Steve seconded the motion. The members **Approved** to exempt the HOA from maintaining the fidelity bond coverage.

Election of Directors for 2024

Kevin Hawkins, David Sorenson, and Carolyn Mayers are willing to continue as directors in 2024. Carolyn nominated Pam Burnor, but Pam declined. Betty Brose nominated Kevin, David, and Carolyn. The members **Approved** the nominated directors.

New Business

- Pam Burnor proposed that we communicate with Meadowridge about maintaining their portion of the greenway now that UTHOA will no longer be paying for upkeep. The new board will discuss this at the board meeting to follow.

The Uplands at Timberhill Homeowner's Association

- Cindy Gardes reported that Straub has been over trimming their laurel bushes, which function as a privacy fence along 29th street. No communication was provided prior to the trimming. There is also an HOA owned sprinkler head in the middle of their bushes which gets heavily trimmed around. There was communication in the past about moving the sprinkler head, but it was never done. The new board will investigate this issue and keep in discussion with Cindy.

Adjournment

The next board meeting will follow immediately with the adjournment of this annual meeting.

The meeting was adjourned at 3:17pm