

Minutes of the UTHOA Board of Directors Meeting

Date November 30th, 2025

Time 2:05 p.m.

Meeting called to order by Karyn Bird

In attendance

Kevin Hawkins, Karyn Bird, James Pillard, Rob Putnam, and Pam Burnor were present. David Lerner from Meadowridge HOA was present from 2:30 p.m. through the end.

Approval of minutes

Karyn Bird moved to approve the minutes from the 09/28/2025 meeting. The Board **approved** the minutes.

Treasurer report

Kevin Hawkins gave the Treasurer report, which shows all expected expenses through the end of the year (including December's electric bill), with one check to reimburse Rob Putnam not having cleared yet. The final water bill for the season has now come in, and our spending on water is 114.58% of what we budgeted for the year despite Straub's efforts to reduce water usage. This is not unexpected since we are in a drought, and the City has been raising water rates faster than inflation. Water has been turned off for the season so that we won't have to pay the connection charge during the off season.

New business

Review of bid for landscape replacement (Kevin Hawkins)

Board members began considering the bids received and their relative merits.

Visit by David Lerman from Meadowridge HOA with an update on their efforts to reduce fire fuels

David Lerner, chair of Meadowridge HOA's Wildfire Risk Reduction Task Force, joined the meeting. He reviewed a memo that he has drafted to his fellow task force members. The memo notes five decisions for Meadowridge and other HOAs like UTHOA to make:

1. What can the surrounding HOAs do to convince the City that it is in their best interest to clean up the fuels in the green space?
2. Should the HOAs clean up the City's property along with their own?
3. Should the HOAs just clean up their own space and leave the City's space alone?

4. Should all the HOAs come together to clean up all the space themselves?
5. Should the HOAs do nothing and let the green space fuel increase?

David mentioned that he understood that Paul Blotta, Community Development Director for the City of Corvallis, stated that there are documents that showed that UTHOA and Meadowridge HOA are responsible for maintaining the City land throughout Timberhill. The UTHOA Board agreed with David that we need to see these alleged documents, so David will follow up on this and share any new information with UTHOA. Pam noted that if the City provides documentation of UTHOA's responsibility to maintain the land, we need to clarify whether that responsibility includes tree maintenance.

Pam will follow up with the Community Services Consortium to find out if grant funds are still available to have the Oregon Conservation Corp work on invasive plants in the greenway.

David suggested that the HOAs send a letter of notice to the City attorney, noting the risk to residents' property and the threat of lawsuits against the City in case of a fire. Kevin Hawkins noted that he recently spoke with a land use attorney, who said it's unlikely that the City would actually be found liable in case of a lawsuit, and that if it was, damages would be capped under the Oregon Tort Claims Act. However, Kevin noted that we could still note a threat of suits even if they are unlikely to succeed.

Pam noted that the City's Strategic Operational Plan includes an action item for the City to "Reduce wildfire risk and improve emergency response through programs and grants offered through State, Federal, or other resources. Continue to review and, when able, act on wildfire mitigation efforts in the Benton County Community Wildfire Protection Plan."

After discussion, the UTHOA Board decided to consult with the full UTHOA membership at the 2026 annual meeting, based on any response from the City about UTHOA's responsibility for maintenance of City property, about whether to fund removal of fire fuels in City-owned land in the greenway.

Review of bid for landscape replacement (Kevin Hawkins) (continued)

Board members continued considering the bids received and their relative merits. Board members considered the possibility of creating a special assessment to fund replacement of turf in the 29th Street streetscape rather than funding this out of the regular annual budget. After discussion, it was decided that Kevin Hawkins would ask Pacific Landscape Services for references (preferably HOAs) and ask Straub and Pacific for their thoughts on green groundcover xeriscaping as an alternative to replacing the 29th Street streetscape with turf. The Board will resume discussion of the bids and the 2026 budget at the next meeting.

Welcoming report

The Board is unaware of any sales, though Kevin Hawkins noted that the Klammers' house is under contract. Kevin noted that once we receive confirmation of the sale, he will coordinate with Melissa to reach out to the new owner.

Neighborhood Watch Report

Pam Burnor noted that she is overdue in receiving the latest neighborhood watch report from the City, but she will forward to neighborhood watch coordinators for sharing once she receives it.

New business (continued)

Other items presented at the meeting

Pam Burnor shared the City's documentation on where ash trees are located in our neighborhood, including a number of large trees in the greenway. She noted that these are likely to be destroyed by the Emerald Ash Borer in the next 5-10 years, but the City has no plan for handling the many dead trees.

Set date and time for 2026 Annual meeting and next Board meeting

It was agreed to schedule next Board meeting for Sunday, January 4th, at 2 p.m. at the Timberhill Athletic Club and to hold the Annual meeting on Sunday, January 25th, at 2 p.m. at the Timberhill Athletic Club.

Adjournment.

The meeting was adjourned at 4:28 p.m.