

Minutes of the Annual Membership Meeting

Date January 25th, 2026

Time 2:00 pm

Meeting called to order by Karyn Bird

In Attendance

Karyn Bird, Pam Burnor, Kathryn Clark, Mukta Gupta, Kevin Hawkins, Lizzie Marsters, Carolyn Mayers, David Sorenson, and Dirk Weiss were present, representing 10 properties. 25 homeowners were represented by proxies. In total, 35 properties were represented (out of 86).

Call to Order

Karyn Bird called the meeting to order at 2:02 p.m.

Roll Call and Establishment of Quorum

Karyn Bird **established** the Quorum (20% or 18 properties required to be represented).

Proof of Required Notice of Meeting

Karyn Bird **certified** that required meeting notices were sent out. The original save-the-date notice was emailed on December 7th, 2025. Email notices were sent on January 9th and 19^h, 2026.

Approval of Minutes From 2025 Annual Meeting

Kevin Hawkins noted the minutes from the Jan 12th, 2025, annual meeting were first circulated on January 26th, 2025, and again on January 19th, 2026. Hearing no objections, the members **approved** the minutes as circulated.

Reports from Officers and Committees

2025 Financial Report

Kevin Hawkins shared a financial statement on the back of the agenda. For 2025, expenses came in largely as budgeted, except that water usage was higher than predicted despite efforts to reduce watering. We also held a six-month certificate of deposit, which allowed us to earn more in interest during the year without putting us over \$100, after which our income would be taxed. Overall, we ended the year with a slightly larger account balance than at the end of last year thanks to having raised the assessment rates last year.

Outside Review of 2025 Finances

David Sorenson presented his review of the HOA's 2025 finances. Everything that he verified (including three months of transactions) looked perfect. He was glad to see our cash reserve had increased over last year.

Kevin Hawkins

UTHOA Secretary and Treasurer

01-25-2026

The Uplands at Timberhill Homeowner's Association

Presentation of 2026 Annual Budget

Kevin Hawkins presented the 2026 budget, which was approved by the Board at its most recent meeting. The most significant change from past years is that the budget for landscape maintenance is significantly less, thanks to a very competitive bid from Pacific Landscape Management, whom we've contracted with beginning this year. This has allowed us to add a new line item for landscape maintenance, which we expect to include some replacement of our aging turf and possibly adjustment to sprinklers to avoid so much overlap and run-off. But even with continuing to try to save water, the line item for water is still more than last year because the City raised rates by 9%. That said, we are keeping the assessment rate the same as in 2025 and anticipate only slightly dipping into our cash reserves. Another new line item this year is for a patronage dividend from Consumers Power. CPI sends these 30 years after you have service with them, so we just began receiving them.

Landscape Report

Pam Burnor gave the landscape report. Pacific Landscape Management started off very eager to do work this year, including keeping 2 feet of clearance along the greenway paths. But they have not been hauling away what they cut, as we asked them. I will keep on them about this.

Welcoming Report

Just one sale recently: the Klammer house. Lizzie Marsters introduced herself as the new owner with her husband Daniel Kessler, who live there with their two children.

Neighborhood Watch Report

Pam Burnor reported that she has not received any reports recently from the City and has been trying to verify that she did not fall off the distribution list. She will continue to check in on this so that she can continue sharing them with neighborhood watch coordinators.

Proposal to Exempt UTHOA From Maintaining Fidelity Bond Coverage in 2026

Kevin Hawkins moved for UTHOA to not maintain fidelity bond coverage in 2026. Pam seconded the motion. The members unanimously **approved** exempting the HOA from maintaining the fidelity bond coverage.

Discussion of removal of fire fuels in City-owned land in the greenway

Karyn Bird introduced our efforts in recent years to reduce the risk of wildfire. Pam Burnor noted that many of the 13 HOAs in the area, including UTHOA, have responsibilities for maintaining certain city-owned property in the greenway. The City says it is now our full responsibility to do so even though the City previously maintained these parcels. We recently got approval by the City to allow the Community Services Consortium to remove invasive plants beginning June 8, and the CSC intends to get our work done this fiscal year. So she is very hopeful that the work will get done this year, and we'll see what all will remain to be done in future years. Other area HOAs are in a similar situation in terms of risk from fire fuels – especially Meadowridge at Timberhill HOA and the Meadows at Timberhill (the townhomes east of 29th Street). There was some discussion about using funds leftover from Saving Open Space Corvallis (the group that opposed the development of The Preserve), though it hasn't been decided how to divide the leftover funds.

The Uplands at Timberhill Homeowner's Association

Carolyn Mayers noted that Robert Swan strongly urged us to communicate with neighboring HOAs when the CSC does its work. After discussion, it was suggested to email contacts at all neighboring HOAs, urging them to notify their members.

Pam noted that we are still expecting the City to remove trees that fall in the greenway.

Lizzie Marsters suggested that we invite Dan Quick, a retired lieutenant from the Corvallis Fire Department who lives in the Timberhill Townhouse Association, to present at next year's annual meeting about emergency preparedness. Carolyn Mayers and Pam Burnor suggested we might even get him to come to our National Night Out event in August.

Election of Directors for 2026

Pam Burnor said she was willing to stay on as Landscape Coordinator and a member at large. Kevin Hawkins and Karyn Bird confirmed that they are willing to serve again. Lizzie Marsters and Dirk Weiss did not feel they could commit this year. Mukta Gupta said she would be willing to get involved and learn as a member at large.

By unanimous consent, the membership **elected** four Board members for 2026: Karyn Bird, Kevin Hawkins, Mukta Gupta, and Pam Burnor.

New Business

Carolyn Mayers made a few announcements from the City of Corvallis:

1. The City has begun budgeting for addressing the expected loss of ash trees due to the Emerald Ash Borer in the coming years. Some ash trees on City property will be replaced, but not all. Some trees will be treated, but there aren't the resources to treat all of them. Overall, City residents will lose significant tree canopy in the coming years. (There was some discussion of methods for treating trees on private property for Emerald Ash Borer and when to start. The consensus was to consult with OSU Extension Service.)
2. The City is conducting a survey on potential actions to improve and invest in downtown Corvallis, so she invited people to fill out the survey.

Adjournment

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

The meeting was adjourned at 2:57 p.m.