

Treehill Park Homeowners Association Board of Directors

Minutes

March 29, 2017

- A. Establish Quorum of the Board: A quorum of the board was established with Debbie Engels (acting Secretary), Al Evans (Webmaster and NW Block Captain), Carol Woods (Co-Chair and THP Liaison), and Justin Fillebrown (Treasurer). Johnny Velasquez (Maintenance Lead) was also in attendance.
- B. Homeowners Forum:
 - 1) Pat Smith: She presented that the City of Wood Village Parks Department proposed turning the park trail on THP property into a paved road with through traffic to 238th. This proposal was voted down. We need to be watchful of any future development of this idea by the city and stop it.
- C. Consent Agenda/Announcements:
 - 1) The last board meeting minutes were approved (Motion by: Carol, Seconded by: Al).
 - 2) Petty cash, York - \$345.47 (February)
- D. Financials: March 2017

	Operating Fund Petty Cash	Reserve Funds
Beg Balance	\$42,064.90 Petty cash \$500	\$56,525.06 \$6,209.20 \$41,267.85
Monthly Income	\$28,084.38	\$3,022.79 .48
Monthly Expense	(\$25,421.43)	(\$5,450.00)
End Balance	\$44,727.85 \$500.00	\$54,,087.85 \$6,209.68 \$41,267.85

Operating Accounts \$45,227.85
 Reserve Accounts \$101,578.38
 Total Bank Accounts \$146,803.23 (Checking, Savings, Reserves)

Account Delinquencies

February \$3,055.55
 Increase \$428.57

Total Assets \$150,353.78

Accounts Payable \$\$18,300.92

- E. Committee/Project Reports:
 - 1) Neighborhood Watch: Al
 - i. No March meeting.

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- ii. The next meeting is scheduled for 4/15/17 at noon.
- 2) Landscaping/A-1 Report:
 - i. Rocks for in front of Treehill Park Day school delivered 3/29/17.
 - ii. Mhichael will be putting fresh mulch on paths and planting beds.
- 3) Website Report (treehillpark.org): Al
 - i. Meeting dates and board meeting minutes have been updated.
 - ii. Pictures of recreation have been added to the site. Residents can look at pictures of rec center prior to renting, also will be a nice selling point for future THP owners.
- 4) Maintenance Report: Johnny
 - Maintenance Complete:
 - i. Dividing walls for 23901T and 23956P have been completed.
 - ii. "So not overfill" stickers for trashcans have been provided for all residents.
 - iii. Disco strips have been put up to scare away woodpeckers.
 - iv. 80 toilets have been replaced.
 - Future Maintenance:
 - i. 23914T replace deck
 - ii. Pit in French drain by 23902T
 - iii. 23850T shed cement foundation is disintegrating
 - iv. Paint trim on all homes in Treehill Park
- 5) Rec Center Rentals/Activities:
 - i. April 1 – Fillebrown
 - ii. April 2 – Keyser
 - iii. April 29 – Licea
- F. Unfinished Business: None
- G. New Business: None
- H. From the Board – Friendly Reminders: None
- I. The meeting was adjourned to Executive Session (delinquencies, attorney, consultation, violations, staffing issues).