

**Treehill Park Homeowners Association  
Board of Directors  
February Meeting Minutes  
February 22, 2017**

- A. **Establish Quorum of the Board:** A quorum of the Board was established with: Debbie Engels, Al Evans (Secretary, Webmaster and NW Block Captain), Carol Woods (Co-Chair, THP Liaison), Alex Earl, and Justin Fillebrown (Treasurer). Johnny Velasquez, Maintenance Lead, was also in attendance.
- B. **Homeowners Forum:** n/a
1. The new owner of 23842 Treehill was once again present with questions concerning landscaping issues and Treehill's toilet replacement program.
  - 2.
- C. **Consent Agenda/Announcements:**
1. The last Board meeting minutes were approved: (Motion by: Carol; Seconded by: Al)
  2. Petty Cash, York – \$541.77. (Camera electricity, RC Internet/Camera connection, website, mileage, maintenance equipment)
  - 3.
- D. **Financials: January 31, 2017**

	Operating Fund Petty Cash # 1		Reserve Funds		
Beg Bal	\$ 33206.22	\$ 500.00	\$ 53499.75	\$ 6,208.67	\$ 41267.85
Monthly Income	34299.60	-----	3,025.31	.53	
Monthly Expense	(25,440.92)		--	--	--
End Bal	\$ 42064.90	\$ 500.00	\$ 56525.06	\$ 6,209.20	\$ 41,267.85

Operating Accounts	\$	42,564.90	
Reserve Accounts	\$	10,402.11	
<b>Total Bank Accounts</b>	\$	<u>146,567.01</u>	(Checking, Savings, Reserves)
<b>Accts Rec/Delinquencies</b>			
January		\$ 3,121.98	
Decrease	\$895.30		
<b>Total Assets</b>	\$	<b>149,688.99</b>	

Accounts Payable \$ 20,777.07

- E. **Committee/Project Reports:**
1. **Neighborhood Watch: Al**
    - i. There were no meetings in December or January.
    - ii. The next meeting is scheduled for Saturday, March 18 at noon.
  2. **Landscaping/A-1 Report: Margaret**
  3. **i.**
  4. **Website Report (treehillpark.org): Al**
    - i. Meeting dates and Board meeting minutes have been updated.
  5. **Maintenance Report: Johnny**
    - i. **Maintenance Completed:**

23958-56 Gate support, divider walls repaired or replaced.  
Got Bid for replacement lights on Aldercrest and upper Treehill.  
Dredged around creek island to help prevent overflow.  
Miscellaneous maintenance to clean up after the last storm.

ii. **Future Maintenance**

Continue paint jobs  
Continue dry rot repairs  
Replace deck at 23801-03T  
Replace deck at 23912-14P  
Replace north wall of Rec Center  
Inspect roofs  
23915P, attic firewall and crawlspace water infiltration issues  
Replace garage railings, 8 to go  
Replace dry rot at 24014-16A

6. Rec Center Rentals/Activities:

1. **Neighborhood Watch Meeting, 3/18/2017**
2. **To be named (4/2/2017)**
- 3.

7. Pool: **Margaret (Closed)**

F. **Unfinished Business:**

G. **New Business:**

H. **From the Board - Friendly Reminders:**

Please do not overfill your garbage can. Waste Management will not take cans that have been overfilled to the point where the lid will not shut. Waste Management takes pictures of all garbage cans that are overfilled and charges Treehill \$25 per overfilled can. Treehill will pass those charges along to the homeowners responsible. Please remember to recycle as much as possible. Recycling is a FREE service provided by Waste Management.

Pesky woodpeckers have returned already this year. If you notice the sounds they make when causing damage to your building, please let us know as quickly as possible. There are steps we can take to try to scare them off.

I. **The Meeting Was Adjourned To Executive Session** (delinquencies, attorney consultation, violations, staffing issues).

The next meeting will be the Annual Meeting for 2016 and will be held **Sunday, May 21 at 4:00 pm**. The annual meeting may be followed by an abbreviated meeting for May, 2017.

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