

**Treehill Park Homeowners Association
Board of Directors
Minutes
June 28, 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), and Carol Woods (Co-Chair, THP Liaison). Johnny Velasquez, Maintenance Lead, was also in attendance. Justin Fillebrown was not in attendance due to family emergency.
- B. **Homeowners Forum:** n/a
- C. **Consent Agenda/Announcements:**
1. The last Board meeting minutes were approved: (Motion by: Al; Seconded by: Justin)
 2. Petty Cash: DC (Johnnie & Carol)- \$496.01, Margaret York - \$470.00
- D. **Financials: May 2017**

| | Operating Fund Petty Cash # 1 | | Debit Card | Reserve Funds | | |
|-----------------|-------------------------------------|-----------|------------|---------------|-------------|--------------|
| Beg Bal | \$ 48,966.76 | \$ 470.00 | \$500.00 | \$ 50,847.32 | \$ 6,210.72 | \$ 41,267.85 |
| Monthly Income | 28,377.32 | | 546.81 | 3,023.14 | .53 | |
| Monthly Expense | (27,424.32) | | (550.80) | -- | -- | -- |
| End Bal | \$ 49,919.76 | \$ 470.00 | \$496.01 | \$ 49,120.46 | \$ 6,211.25 | \$ 41,267.85 |

| | | | |
|--------------------------------|----------|---------------------|-------------------------------|
| Operating Accounts | \$ | 50,885.77 | |
| Reserve Accounts | \$ | 96,599.56 | |
| Total Bank Accounts | \$ | <u>147,485.33</u> | (Checking, Savings, Reserves) |
| Accts Rec/Delinquencies | | | |
| May | | \$ 1,691.43 | |
| Increase | \$323.15 | | |
| Total Assets | | \$149,176.76 | |
| Accounts Payable | | \$16,033.93 | |

- E. **Committee/Project Reports:**
1. **Neighborhood Watch:** **AI**
 - i. 7/15/17. The next meeting is scheduled for at noon in the Rec Center.
 2. **Landscaping/A-1 Report:** **Carol**
 - i. Trimming bushes near sidewalk areas so that addresses can be seen. Bushes were trimmed back so sidewalks are not obstructed.
 - ii. Please remember to keep all VINES trimmed away from buildings. They can grow into and damage the siding.
 3. **Website Report (treehillpark.org):** **AI**
 - i. Meeting dates and Board meeting minutes have been updated.
 4. **Maintenance Report:** **Johnny**
 - i. **Maintenance Completed:**
 - 23951A – Removed tree stump, remove part of patio to install French drain and pour new concrete for new patio and sidewalk
 - 23913P/23915P – Deck completed
 - Pool pipes repaired, pool cleaned, inspected 6/27/17 and cleared to open by county inspector
 - 23912P-23901T – Work completed for items from inspection for sale
 - ii. **Future Maintenance**
 - 23951A - Level West side of home, re-pour patio with proper supports, then repair damage inside of house to due to tree (cracks in walls, etc.)
 - Painting replaced deck dividing walls, etc., around the property now that we have warmer weather.
 5. **Rec Center Rentals/Activities:**
 - i. July 30 – Losinger
 - ii. December 2 - Racozyk
 6. **Pool:** **Carol**
 - i. Pool opened on Saturday, July 1, 2017. Keys were handed out Saturday beginning at noon to those who are current with HOA fees. If you are still in need of a key, let us know.
- F. **Unfinished Business:** None.
- G. **New Business:** Water meter was replaced by the City of Wood Village in Upper Treehill.
- H. **From the Board - Friendly Reminders:** Several homeowners on Poplar Court were given friendly reminders to trim back the vines that are climbing and covering their homes (entrances and house numbers are not visible) – these vines will cause dry rot in the wood siding. The vines should be growing on a trellis and routinely trimmed to look nice.
- I. **The Meeting Was Adjourned To Executive Session** (delinquencies, attorney consultation, violations, staffing issues).

Contact email: TreehillLiaison@comcast.net
 Website: www.treehillpark.org
 Message Center: 503-790-2100