

**Treehill Park Homeowners Association
Board of Directors
Minutes
July 26, 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), Justin Fillebrown (Treasurer), Carol Woods (Co-Chair, THP Liaison), and Margaret York (Co-Chair). Johnny Velasquez, Maintenance Lead, was also in attendance.
- B. **Homeowners Forum:**
- C. 24011T – Requested tree removed near her parking spot. Tree is not dead and will not be removed.
1. Margaret – Requested temporary cones to enable handicap issue in front of her home, approved.
2. 23912P – Cement not level at entry of home. We will evaluate
- D. **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. Margaret to make arrangements with Kappes Miller to repay the \$470.00.
- E. **Financials: June 2017**

	Operating Fund Petty Cash # 1		Debit Card	Reserve Funds		
				Foundation MM	WA Fed MM	WA Fed CD's
Beg Bal	\$ 48,919.76	\$ 470.00	\$496.00	\$ 39,120.46	\$ 6,211.25	\$ 41,267.85
Monthly Income	26,106.47	272.30	3,022.43	.51	
Monthly Expense	(27,807.72)		(294.93)	-- (16,625.00)	--	--
End Bal	\$ 48,218.51	\$ 470.00	\$473.38	\$ 35,517.89	\$ 6,211.76	\$ 41,267.85

Operating Accounts	\$ 49,161.89	
Reserve Accounts	\$ 82,997.50	
Total Bank Accounts	<u>\$ 132,159.39</u>	(Checking, Savings, Reserves)
Accts Rec/Delinquencies		
June	\$1,798.74	
Increase	\$107.31	
Total Assets	\$133,958.13	
Accounts Payable	\$16,097.92	

- F. **Committee/Project Reports:**
1. Neighborhood Watch: **Al**
- i. 9/16/17. The next meeting is scheduled for at noon in the Rec Center.
- ii. RV damaged tree by Dawn's home. "No through Traffic – Dead End" sign installed at property entrance.
- iii. Margaret is unable to view cameras due to Comcast rates on data usage. She will find other means to not use data. Johnny has a suggestion.
2. Landscaping/A-1 Report: **Carol**
- i. Blackberries were trimmed along the Poplar Ct. trail.

- ii. **Vines need to be kept away from the buildings.**
 - 3. Website Report (treehillpark.org): **Al**
 - i. Meeting dates and Board meeting minutes have been updated.
 - 4. Maintenance Report: **Johnny**
 - i. **Maintenance Completed:**
 - 23951A – beams/barrier material done.
 - 23901T/03T – painting done
 - 23956P – gate repaired
 - 23915P – divider wall complete
 - 23914/12 P– deck/divider wall completed
 - 23951A – West side of home leveled
 - 23951A – Re-pour patio with proper supports, leveled home in crawl space replacing piers
 - ii. **Future Maintenance**
 - 23951A repair damage inside of house to due to tree (cracks in walls, etc.)
 - Painting replacing deck dividing walls, etc., around the property now that we have warmer weather.
 - Repair corner of carport on Poplar Court in front of 23945P
 - Finish and install picnic table in kid play area
 - Repair gator brakes
 - 23908T – Replace deck/dividing wall prior to sale
 - 5. Rec Center Rentals/Activities:
 - i. July 30 – Losinger
 - ii. Sept 2 - Racozy
 - iii. Sept 9 - York
 - iv. December 2 - Racozy
 - 6. Pool: **Carol**
 - i. Pool opened on Saturday, July 1, 2017.
 - ii. Someone broke the drain at end of pool – the part is on order. The cover remains intact and was reattached. ***If the cover is broken, the pool closes until part replaced (3-week order time).***
 - iii. Weir (a.k.a flapper) broken and changed out.
 - iv. People are bringing more than the **allowed 2 guests into the pool.**
 - v. Owners are letting guests come down to the pool unaccompanied. **Guests should not be given pool keys.**
- G. **Unfinished Business:** None.
- H. **New Business:** FHA renewal sent in, comments by 7/28/17.
A motion was made by Al and seconded by Justin to transfer \$29,665.00 from Operating Fund to Reserve Fund, funding money used from Reserves for major projects. (thus, stipulating the money would not have to be returned).
- I. **From the Board - Friendly Reminders:** A friendly reminder to be sent to all residents about disregard of pool rules. Please remember only 2 guests per resident is allowed, and do NOT give pool keys out. Residents must be with all guests using pool. NO STREET CLOTHES in pool please!
- J. **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