

**Treehill Park Homeowners Association  
Board of Directors  
Meeting Minutes  
August 30, 2017**

- A. **Establish Quorum of the Board:** A quorum of the Board was established with: Al Evans (Secretary, Webmaster and NW Block Captain), Carol Woods (Board Chair, THP Liaison), Justin Fillebrown (Treasurer), and Margaret York. Johnny Velasquez, Maintenance Lead, was also in attendance.
- B. **Homeowners Forum:**
1. Three homeowners were present. One of them registered a complaint against an employee of our landscaping service who she felt had been rude and disrespectful to her. The issue will be addressed with the owner of the landscaping service.
- C. **Consent Agenda/Announcements:**
1. The last Board meeting minutes were approved: (Motion by: Al; Seconded by: Justin)
  2. Petty Cash, (Reimbursements generally are for camera electricity, RC Internet/Camera connection, website, mileage, maintenance equipment)
  3. Licensing Microsoft Office 365 for Board members was approved: (Motion by: Margaret; Seconded by: Justin)
- D. **Financials: July 31, 2017**

	Operating Fund		Reserve Funds		
	Petty Cash # 1		Foundation MM	WA Fed MM	WA Fed CD's
Beg Bal	\$ 48,218.51	\$ 500.00	\$ 35,517.89	\$ 6,211.76	\$ 41,267.85
Monthly Income	25,541.81	-----	3,022.84	.53	--
Monthly Expense	(25,915.50)		(700.00)	--	--
End Bal	\$ 47,844.22	\$ 500.00	\$ 37,840.73	\$ 6,212.29	\$ 41,267.85

Operating Accounts \$ 48,814.82  
 Reserve Accounts \$ 85,320.87  
**Total Bank Accounts \$ 134,135.69** (Checking, Savings, Reserves)

**Accts Rec/Delinquencies**

June \$ 1,798.74  
 July \$ 2,258.21  
 Increase \$459.47  
**Total Assets \$ 136,393.90**

Accounts Payable \$16,643.52

- E. **Committee/Project Reports:**
1. Neighborhood Watch: **Al**
    - i. There was no meeting held in August.
    - ii. The next meeting is scheduled for Saturday, September 16 at 12 noon.
  2. Landscaping/A-1 Report: **Carol**
    - i. Nothing to report.
  3. Website Report (treehillpark.org) **Al**
    - i. Meeting dates and Board meeting minutes have been updated.

- ii. The documents "Condo Rules with Addendum" and "Contact Us" have been updated to reflect phone number and other changes that have taken place since the last time the online copies were updated. Some items that had inadvertently been omitted from the online versions have been restored.

4. Maintenance Report: Johnny

i. **Maintenance Completed:**

- The picnic table in the new Kids Zone area has been installed and secured to prevent theft. The large tire has been painted and secured for the kids to play on.
- The deck at 23908 Treehill has been painted.
- Poplar Court fire hydrant update: waiting for parts
- 23945P carport repair completed
- Wood posts around complex painted
- 24036A installed new hose bib
- Treehill's rock at the entrance was cleaned and looks spectacular once again

**Future Maintenance**

- 23990 side wall – woodpecker damage to be repaired
- Homeowners are asked to use 30 Seconds to clean own decks
- Johnny has offered Treehill the use of his utility trailer rent-free
- 23831 has reported standing water in her crawl space
- Johnny will be checking to see if the Rec Center air conditioning is working
- Many of Treehill's street lights have been and others will be changed to economical LED bulbs
- Faucet covers – almost time for them
- Potholes to be filled by Johnny
- 23933T the concrete slab will be replaced because of water pooling in front of front door and severe cracking of the present concrete
- 23917P, 23912P & 23914P will all have concrete work re-bid. Original did not include replacing the galvanized pipe that is beneath the present concrete.

5. Rec Center Rentals/Activities:

- i. September 2 – Raczky
- ii. September 16 - Neighborhood Watch meeting/potluck 3<sup>rd</sup> Saturday at 12 noon
- iii. October 7 – Blair
- iv. November 23 (Thanksgiving) – Fillebrown
- v. December 2 – Raczky
- vi. December 24 – Losinger
- vii. October 14 - Johnson

6. Pool: Margaret

- i. The pool opened on July 1<sup>st</sup>.
- ii. The pool will close on September 14, 2017.

Thank you to all of the homeowners who volunteered without the pool would not have opened.

F. Unfinished Business:

1. FHA/HUD update
  - i. Paperwork delayed by hurricane Harvey

G. New Business:

1. Carol met with Ken Hoffman, Multnomah County Road Supervisor surveying the upcoming project for the upcoming 238<sup>th</sup> improvements. The County encourages homeowners to comment on proposed road changes on their website <https://multco.us/238th>.
2. Our "Welcome To Treehill Park Condos" brochure has been re-designed and updated.

3. It's time to start thinking about Treehill's budget for 2018
4. Car wash stations – City of Wood Village says the one on Poplar Court was not approved so it has been discontinued. There will be no fine. As a result, the Board has authorized the use of personal hoses and bibs to wash cars. Please be courteous about getting spray on cars parked nearby. Please use an attachment that has a shut-off so that water does not run excessively while doing so please.
5. Levee/dam or some other action to protect Treehill's pool from Arata Creek overflows that are expensive to recover from. Original bid was over \$16,000, we are considering other options.
6. Margaret provided the Board with a tentative schedule of all 2018 Treehill meetings: Board, Neighborhood Watch, and our Annual Meeting. Once it is finalized, this one-page calendar will be posted to treehillpark.org in .PDF format for the convenience of our homeowners and others who may require the information.
7. The Board has lowered the cost of renting Treehill's Rec Center to \$125 (part refundable if the Rec Center is left clean).

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

1. N/A

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

The next meeting will be held **Wednesday, September 27 at 6:30 pm.**

Contact email: [TreehillLiaison@comcast.net](mailto:TreehillLiaison@comcast.net)

Website: [treehillpark.org](http://treehillpark.org)

Message Center: 503-790-2100