

**Treehill Park Homeowners Association
Board of Directors
Meeting Minutes
September 27, 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.
- B. **Homeowners Forum:**
1. 23844T requested her gate latch be replaced. Johnny will take care of it tomorrow.
- C. **Consent Agenda/Announcements:**
1. The August 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: Carol will set everyone up.
- D. **Financials: August 31, 2017**

| | Operating Fund Petty Cash # 1 | | | Reserve Funds | | |
|-----------------|-------------------------------------|-----------|----------|-----------------------|-------------|--------------|
| | | | | Foundation MM CD's | WA Fed MM | WA Fed |
| Beg Bal | \$ 47,844.82 | \$ 470.00 | \$500.00 | \$ 37,840.73 | \$ 6,212.29 | \$ 41,267.85 |
| Monthly Income | 27,981.89 | ----- | | 3,017.54 | .53 | -- |
| Monthly Expense | (26,832.66) | | | (1,855.18) | -- | -- |
| End Bal | \$ 47,844.22 | \$ 470.00 | \$500.00 | \$ 39,003.09 | \$ 6,212.92 | \$41,267.85 |

Operating Accounts \$ 49,934.35
 Reserve Accounts \$ 86,483.76
Total Bank Accounts \$ 136,418.11 (Checking, Savings, Reserves)

Accts Rec/Delinquencies

July \$ 2,258.21
 August \$ 2,731.76
 Increase 473.55

Total Assets \$ 139,149.87

Accounts Payable \$14,136.51

- 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. Several jobs were addressed with A-1's owner.
 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.
- iii. Website now has Pool Training video for next year
- 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.
 - The fenced area at the back of the RC will be updated to prevent dumping by homeowners. Enclosing trailers in that area is also a possibility.
 - Gate will be installed by the Quonset Hut for trailers
- 5. Rec Center Rentals/Activities:
 - i. September 2 – Raczky
 - ii. September 16 - Neighborhood Watch meeting/potluck 3rd Saturday at 12 noon
 - iii. October 7 – Blair
 - iv. November 5 - Woods
 - v. November 23 (Thanksgiving) – Fillebrown
 - vi. November 28 - Raczky
 - vii. December 3 – Raczky
 - viii. December 24 – Losinger
 - ix. October 14 - Johnson
- 6. Pool: Carol

F. **Unfinished Business:**

1. FHA/HUD officially on the record as of 8/29
2. Margaret will work on the Budget draft for next meeting
3. Margaret will present employee review drafts at next meeting

G. **New Business:**

1. Carol and Johnny met with Scott Sloan (wood Village City Hall) to discuss the creek overflowing into the pool. Scott offered sand and bags for Treehill workers/volunteers to fill at a cost of \$6.00 per bag. Johnny will build several structures to more easily fill the bags. Carol found instructions for these on UTUBE.
2. The Board has lowered the cost of renting Treehill's RC to \$125, \$100 is refundable if the RC is left clean. Volunteers rent the facilities free of charge.

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. Carol and Johnny attended a meeting held specifically for Cottonwood Estate residents, detailing the City's plan to use pipes from the reservoir that are not being used now to insert smaller pipes going directly to Cottonwood Estates for the purpose of increasing water pressure. The only caveat to the project will be the requirement to dig up the street past 24012T with Treehill's permission.
6. Carol will contact Cottonwood Board to request them to slow down...specifically past 24036A

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, October 25 at 6:30 pm.**

Contact email: TreehillLiaison@comcast.net

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Message Center: 503-790-2100