

**Treehill Park Homeowners Association
Board of Directors
Meeting Minutes
October 25, 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), Debbie Engels (via telecommunications) and Margaret York. Johnny Velasquez, Maintenance Lead, was also in attendance.

B. **Homeowners Forum:**

1. 23929T, requested and received permission to hang sign on deck for those entering.
2. 23831T, nothing requested/reported.
3. 24014A, requested lattice surround the lower part of her deck in order to keep leaves out.

C. **Consent Agenda/Announcements:**

1. The last Board meeting minutes were approved: (Mo: Margaret; 2nd: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 was able to set up all Board members.

D. **Financials: August 31, 2017**

	Operating Fund Petty Cash			Reserve Funds		
				Foundation MM CD's	WA Fed MM	WA Fed
Beg Bal	\$47,844.82	\$470.00	\$500.00	\$ 39,003.09	\$ 6,212.82	\$ 41,267.85
Monthly Income	27,981.89	-----	182.42	3,017.90	.51	--
Monthly Expense	(26,862.36)	(182.42)		(8,667.00)	--	--
End Bal	\$48,964.35	\$ 470.00	\$500.00	\$ 33,353.99	\$ 6,213.33	\$ 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

August \$ 2,731.76
 September \$ 3,290.72
 Increase \$ 558.96
Total Assets \$ 139,149.87

Accounts Payable \$14,136.51

E. **Committee/Project Reports:**

1. Neighborhood Watch: **Al**
 - i. The October meeting was held October 21st.
 - ii. Deputy attending was Joshua Reece.

- iii. Deputy Reece was unable to give a definitive answer to why the hill was closed October 14th.
- iv. From all accounts, everything is good in Wood Village...per Deputy Reece.
- ii. The next meeting is scheduled for Saturday, November 11th.
- 2. Landscaping/A-1 Report: **Carol**
 - i. Carol caught an A-1 employee blowing leaves into the creek and he immediately took action to remove them. She also called the owner to let him know of the issue.
- 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. The pool video will be put on the website soon.
- 4. Maintenance Report: **Johnny**
 - i. **Maintenance Completed:**
 - Treehill workers helped finish 23951A's patio and reinforced the foundation.
 - Treehill workers helped start 23912-14P's entry which has been damaged by tree roots.
 - Repaired 23990T side wall.
 - 23831T's crawlspace inspected with no water damage reported.
 - New bids for 23917P, 23912P & 23914P were received.
 - Completed 23917P, 23912P, & 23914P entry and pipe replacement. There was a large hole in 23914P's pipe line.
 - 23933T's divider wall has been rebuilt and painting will continue and be completed through the end of the month.
 - Snaked behind 23912T
 - Added sand bags to East side of the creek to keep water from going under 23962T. During the last heavy rains, they worked.
 - Built creek grate to catch leaves at entry to the creek.
 - Future Maintenance**
 - 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
 -
 - Repair upper rotten belly band at the back of 23929T.
 - Replace 24004-06T decks.
 - Rebuild 23829T divider wall
 - Build and install new grate for above the lower bridge
 - ii. Johnny has brought his trailer on sight for Treehill to use. It is parked by 23990T
 - iii. 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.
- 5. Rec Center Rentals/Activities:
 - i. November 5, Woods
 - ii. November 23 (Thanksgiving) – Fillebrown
 - iii. November 30
 - iv. December 1, 2, 3 – Raczky
 - v. December 24 – Losinger
- 6. Pool: **Carol**
- 7. 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

F. **New Business:**

1. Carol and Johnny met with Scott Sloan (wood Village City Hall) to discuss the creek overflowing and having the culvert flushed. He still hasn't come back with Treehill's cost. The City plans on charging Treehill for half the cost. They let Carol know they couldn't find anyone to take care of the flushing and asked Carol to find someone.
2. Discussion on how to initiate a Resolution on "no rentals". Carol passed out Cottonwood's Resolution. Margaret will work on making our own.
3. Pet station at Poplar Ct. & Treehill Dr.
4. **Decks and patios will be inspected by mid-November after which Friendly Reminders will be issued. 10 days will be given to correct the problem.**

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

1. While your wood deck is the association's, please make sure leaves to do gather, but are cleaned away or they can rot the deck boards.
2. **It is the homeowner's responsibility to make sure dryer vents are hooked up in their attics. The Board will no longer be responsible for removing mold build up.**

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

The next meeting will be held **Wednesday, November 29th at 6:30 pm.**

Contact email: TreehillLiaison@comcast.net

Website: treehillpark.org

Message Center: 503-790-2100