

**Treehill Park Homeowners Association
Board of Directors
Meeting Minutes
November 29, 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), and Margaret York. Johnny Velasquez, Maintenance Lead, was also in attendance.
- B. **Homeowners Forum:**
1. 23803T – Potential buyer for this unit attended meeting.
- C. **Consent Agenda/Announcements:**
1. The last Board meeting minutes were approved: (Mo: Al; 2nd: Debbie)
2. Petty Cash, (Reimbursements generally are for camera electricity, RC Internet/Camera connection, website, mileage, maintenance equipment)
- D. **Financials: October 31, 2017**

	Operating Fund Petty Cash			Reserve Funds		
				Foundation MM CD's	WA Fed MM	WA Fed
Beg Bal	\$46,433.38	\$440.00	\$500.00	\$ 33,353.99	\$ 6,212.82	\$ 41,267.85
Monthly Income	27,249.52	-----	182.42	3,016.42	.53	--
Monthly Expense	(27,651.7030.00(182.42))			--		
End Bal	\$46,031.20	\$ 410.00	\$500.00	\$ 36,370.41	\$ 6,213.86	\$ 41,267.85

Operating Accounts \$ 46,860.76
 Reserve Accounts \$ 83,852.12
Total Bank Accounts \$ 130,712.88 (Checking, Savings, Reserves)

Accts Rec/Delinquencies

October \$ 2,855.78
 September \$ 3,290.72
 Increase \$ 558.96
Total Assets \$ 133,568.66

Accounts Payable \$21,805.55

- E. **Committee/Project Reports:**
 1. **Neighborhood Watch: Al**
 i. The October meeting was held November 18th.
 ii. Deputy attending was Joshua Ries.
 iii. Deputy Ries was notified of the graffiti on Building # 1
 iv. The next meeting is scheduled for Saturday, January 20, 2018.
 v. There were 4 homeowners in attendance.
 vi. Several mailboxes were broke into recently. Our local post office would not replace, but instead charge homeowners to replace their lock at a cost of \$40.00 each.

2. Landscaping/A-1 Report: **Carol**
 - i. Carol invited landscape owner to January meeting to discuss concerns with them.
3. Website Report (treehillpark.org) **AI**
 - i. Meeting dates and Board meeting minutes have been updated with the exception of October's meeting. AI will work on that.
 - ii. Two pool volunteer training videos have been loaded onto the website. Three more will follow shortly.

Maintenance Report: **Johnny**

- iii. **Maintenance Completed:**
 - 23933T's divider wall has been rebuilt and painting will continue and be completed through the end of the month. Painting will be painted as time allows.
 - Cleaned and winterized pool
 - 24014A, entry way rebuilt
 - 23912-23914P, tore out walkway due to tree elevating sidewalk, installed new ADA walkway and Pex pipes.
 - Met with and had culvert at end of the creek cleaned to prevent water overflowing into pool and under 23962T.
 - Hose bib covers installed throughout complex
 - RC, planted new tree out front
 - 23801T, removed graffiti
 - Johnny checked the air condition unit at the RC. It doesn't work. He will call companies for bids on repairing or replacing.
 - Met with Eastside Paving who will grate out the part of Poplar Ct. that is retaining water and will not allow the water to drain, causing homeowners parked there to walk through an inch of water. In better weather EP will provide a bid to pave the area correctly.

Future Maintenance

- Potholes to be filled by Johnny
- Repair upper rotten belly band at the back of 23929T.
- Replace 24004-06T decks.
 - Rebuild 23829T divider wall
 - Enclose the area around the trailers.

4. Rec Center Rentals/Activities:
 - i. November 30 -Racozky
 - ii. December 1, 2, 3 - Racozky
 - iii. December 23 - Fillebrown
 - iv. December 24 - Losinger

5. Pool: **Carol**

6. **Unfinished Business:**

1. The Board held an Executive Session on November 19th to discuss the Budget and employee reviews and salaries. A non-increase was agreed on to be voted on at this meeting. Margaret will update the Budget to send to all homeowners. Carol will notify Kappes-Miller. (mo: Margaret, 2nd: AI)
2. Margaret has completed the budget
3. Margaret has completed the employee reviews
4. Carol & Johnny found and the Board approved the expenditure and work on flushing out the culvert at the end of the creek. This was done just in time/the day before the next huge rainfall, saving the banks overflowing.

New Business:

1. Margaret has the "Limiting Rentals" Resolution 90% completed. She will send out the finished product before next meeting.

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

1. It is the homeowner's responsibility to make sure dryer **AND SHOWER** vents are hooked up in their attics. The Board will no longer be responsible for removing mold build up, **IF FOUND THAT THESE ARE NOT BOTH HOOKED UP.**

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

The next meeting will be held **Wednesday, January 31st at 6:30 pm.**

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