

**Treehill Park Homeowners Association
Board of Directors
January Meeting Minutes
January 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 (THP Liaison), Alex Earl, and Justin Fillebrown (Treasurer). Johnny Velasquez, Maintenance Lead, was also in attendance.
- B. **Homeowners Forum:**
1. One homeowner was present, the new owner of 23842 Treehill. The Board welcomed her to Treehill.
- C. **Consent Agenda/Announcements:**
1. The last Board meeting minutes were approved: (Motion by: Carol; Seconded by: Al)
 2. Petty Cash, York – 345.47 (camera electricity, RC Internet/Camera electricity, website, mileage, deicer)
 3. Board voted unanimously to install Carol Woods as Board co-Chair along with Margaret York.
- D. **Financials: December 31, 2016**

	Operating Fund Petty Cash # 1		Reserve Funds		
Beg Bal	\$ 34,665.58	\$ 500.00	\$ 50,475.95	\$ 6,208.14	\$ 40,941.02
Monthly Income	25,635.00	-----	3,023.80	.53	326.83
Monthly Expense	(25,094.46)		--	--	--
End Bal	\$ 33,206.22	\$ 500.00	\$ 53,499.75	\$ 6,208.67	\$ 41,267.85

Operating Accounts	\$ 33,706.22	
Reserve Accounts	\$ 100,976.27	
Total Bank Accounts	\$ 134,682.19	(Checking, Savings, Reserves)
Accts Rec/Delinquencies		
November	\$ 3,399.37	
December	\$ 4,017.28	
Increase	\$ 617.91	
 Total Assets	 \$ 138,699.72	
 Accounts Payable	 \$ 16,478.15	

- E. **Committee/Project Reports:**
1. **Neighborhood Watch: Al**
 - i. There were no meetings in December or January.
 - ii. The next meeting is scheduled for Saturday, February 18 at noon.

Landscaping/A-1 Report: Margaret

2. **Website Report (treehillpark.org): Al**
 - i. Meeting dates and Board meeting minutes have been updated.
3. **Maintenance Report: Johnny**
 - i. **November/December Maintenance Completed:**
 - 6 new toilets have been installed in the last two months. If you have an older toilet that uses five or six gallons of water per flush, it may qualify for free

replacement under our toilet trade-out program. Call the message line at 503-790-2100 and leave a message with your name and unit number and mention the toilet trade out program.

- A new door was installed on the Rec Center women's bathroom because of the draft allowing cold air into the Rec Center.
- The divider wall at 23958 Poplar Court was rebuilt.
- A lot of deicer was spread during the winter storm.
- Three feet of 4 inch sewage pipe was replaced at 23932-23934 Poplar Court.
- PLEASE NOTE if you have a second story deck, the following items are prohibited due to their ability to damage the decks: Deicer or sharp implements for removing ice; potted plants without drop tray; no car batteries; no storing old tires; no outside tables with metal legs. Use 30 Second cleaner, not bleach, to clean deck surfaces.

ii. **Future Maintenance**

- ✓ Continue paint jobs
- ✓ Continue dry rot repairs ✓ Dredge out more of the creek. ✓ Replace deck at 23801-03T ✓ Replace deck at 23912-14P
- ✓ Replace north wall of Rec Center
- ✓ Inspect roofs
- ✓ 23915P, attic firewall and crawlspace water infiltration issues
- ✓ Replace garage railings, 8 to go
- ✓ Replace dry rot at 24014-16A

iii. The Board reviewed what steps should be taken to prevent the creek overflowing. Johnny will get several bids to first excavate the first 2 sections at the end of the creek.

4. Rec Center Rentals/Activities:

1. NW Meeting, 2/18/2017
2. Racozy, 3/4/17

5. Pool: **Margaret (Closed)**

F. **Unfinished Business:**

1. Dog park potential. Carol emailed the City with questions about installing a "Dog Park" in the vacant parcel of land at the entrance to the Donald Robertson trail just off Treehill Drive and Poplar Ct. Carol has also been in contact with Cottonwood. It turns out that Troutdale is considering a dog park and will be discussing it on 2/11/2017 at 1:00 PM.

G. **New Business:**

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

1. Dogs are required to be kept on a leash when not inside your unit, and must be under the control of a capable person. Homeowners are also required to clean up after their dog when it poops! This is not a debatable subject; it is in our CC&R's. Repeat offenders will be issued a friendly reminder, followed by fine notices for subsequent offenses. HOA fines increase with each new violation, and if not paid are entered as a lien against your unit. All such liens must be paid in full before you will be able to sell your unit. See the Condo Rules, Section X for the rules relating to pets. If you do not have a copy of the Rules, you may download a .PDF at www.treehillpark.org/Condo-Rules.
2. It has been noted that there are the remains of several dead, dried out Christmas trees on various decks. These trees are an extreme fire hazard and it is the homeowner's responsibility to properly dispose of them within a reasonable amount of time after the holidays are over.
3. Several homeowners have let us know that their garbage cans have been being used by others and not allowing them to use it themselves. Please remember to take your garbage cans in from the road after removal on Wednesdays. This will help in others NOT using your can.

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

The next meeting will be held **Wednesday, February 22nd at 6:30 pm.**

Margaret's email: treehill-york@comcast.net

Website: treehillpark.org

Message Center: 503-790-2100