

**Treehill Park Homeowners Association  
Board of Directors  
Meeting Minutes  
September 26, 2018**

**Establish Quorum of the Board:** A quorum of the Board was established with Carol Woods, Board Chair and Treehill Liaison; Al Evans, Neighborhood Watch Co-Captain; Paula Wood, Secretary; Lynne Nowakowski, Treasurer; Deb Yost and Debbie Engels. Also attending was Johnny Velasquez, Maintenance Contractor, and Mark DeBella, WebMaster.

A. **Homeowners Forum:**

1. Three homeowners were in attendance.
2. Guest David Berge, Manager of Kappes Miller, addressed questions of assuming an augmented role in the management of Treehill Park HOA.

B. **Consent Agenda/Announcements:**

1. The last Board meeting minutes were approved:
2. Petty Cash, (Reimbursements generally are for camera electricity, RC Internet/Camera connection, website, mileage, maintenance equipment)

C. **Financials:** Bank Balance Summary – August 31, 2018

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$ 35,908.72	\$ 500.00	\$ 40,329.88	\$ 6,218.52	\$41,578.73
Monthly Income	26,170.12	229.61	3,019.07	0.53	-
Monthly Expense	(32,947.77)	(229.61)	-	-	-
<b>Ending Balance</b>	<b>\$ 29,131.07</b>	<b>\$ 500.00</b>	<b>\$ 43,348.95</b>	<b>\$ 6,219.05</b>	<b>\$41,578.73</b>

**August 31, 2018 Balances**

Operating Accounts	\$ 29,631.07	
Reserve Accounts	91,146.73	
<b>Total Bank Accounts</b>	<b>\$ 120,777.80</b>	
Accounts Receivable	\$ 1,993.51	(less doubtful accounts)
<b>Total Assets</b>	<b>\$ 122,771.31</b>	
Accounts Payable	\$ 13,135.44	

D. **Committee/Project Reports:**

1. Neighborhood Watch: **Al**
  - a) Two homeowners showed up in addition to Paula and Al, plus Sergeant John Pemberton of the Multnomah County Sheriff's Office.

Topics of discussion included Operation Identification and the fact that Treehill has at least one engraver available to loan our home-owners so they can mark

valuables with their driver's license number. That increases the chance of items being returned if they are stolen and then recovered by law enforcement.

Sergeant Pemberton mentioned a couple of things that are good to know, such as most burglars strike when people are not home, and they usually go straight for the bedrooms because that is where most people keep their valuables. They do not generally try to take large items but instead go for small, easily carried items.

We also discussed disaster preparation, as September is [National Preparedness Month](#). Several handouts were available related to preparedness.

Our next meeting/potluck will be one week earlier than usual, on October 13. This is so we can have the meeting before the [Great Oregon Shakeout](#), which will occur on October 18.

2. Landscaping/A-1 Report: **Carol**

- a) Cut watercress from creek bank
- b) Kris Le Mar, Master Gardener, volunteered to head a landscaping committee and will work with Antonio in sprucing up the Park's greenspace.

3. Website Report (treehillpark.org) **Mark**

The website is up-to-date and is now a secure website.

4. Maintenance Report: **Johnny**

Treasurer will track maintenance expenses as they arise.

**a) Maintenance Completed:**

- 23842T Removed old and built new deck – primed and stained
- 24014A Prepped and painted front of unit
- 24016A Prepped and painted front of unit
- 24011T Prepped and painted back of unit
- 24013T Prepped and painted back of unit
- 23953A Added support to deck
- 23884T Inspected crawl space and fixed items on list
- Pool Tested and added chemicals
- Creek Cut down tree

**b) Future Maintenance**

- 23988T Remove old and build new deck
- 23921T Paint side of unit
- 23954A Scrape and stain deck
- 24011T Paint front of building
- 23968T Replace deck boards
- 23990T Replace deck boards
- Pool Winterize
- Creek Remove sand bags

5. Rec Center Rentals/Activities:

- a) Neighborhood Watch meeting/potluck, Oct. 13 at 12 noon.
- b) Joanne Losinger, Dec. 24.

6. Pool: Carol  
The pool is closed, umbrellas taken down, and cleaning has begun.
7. Unfinished Business:
  - a) Some Owner-Tenant Forms are incomplete. If owners/tenants have two vehicles, they need to provide complete information for both.
  - b) Exemptions to the limit of two vehicles per unit must be submitted in writing to the Board by October 15. This submission is done by placing it in the slot by the main doors to the Rec. Center.
8. New Business:
  - a) A Reserve Study is still in its infancy stage; information is being gathered for future, large projects.
  - b) The winners of the First Ever Contest for attractive patios and decks are Units 23825, 23827, 23850, 23982, and 23990. Winners can pick up their \$20 prizes at the next board meeting on October 24.

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

1. Please keep patios, decks, and common areas free of cigarette butts and trash.
2. Please remove returnable cans and bottles from your recycling. This will discourage homeless people from coming onto our property and digging through our trash. Some have been seen on our patios, as well as around carts on Tuesday evenings, digging through the carts. Returnable cans and bottles can be turned in for cash at Bottle Drop on Halsey, just west of the hotel. The place is staffed with people who will gladly help you.

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

The next meeting will be held **Wednesday, October 24, at 6:30 pm** due to Halloween falling on the last Wednesday of this month.

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