

**Treehill Park Homeowners Association
Board of Directors
Meeting Minutes**

Establish Quorum of the Board: A quorum of the Board was established with Carol Woods, Board Chair and Treehill Liaison; Al Evans, Secretary, acting Treasurer, Webmaster, Neighborhood Watch Co-Block Captain; Paula Wood, Secretary-in-training; Debbie Yost and Debbie Engels. Also attending was Johnny Velasquez, Maintenance Contractor.

A. **Homeowners Forum:**

1.A prowler has been seen around cars parked on Treehill property. Please take precautions to keep your car(s) safe.

B. **Consent Agenda/Announcements:**

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

C. **Financials:**

**Bank Balance Summary
July 31, 2018**

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$40,977.78	\$ 500.00	\$37,312.13	\$6,217.99	\$41,578.73
Monthly Income	\$27,807.40	\$1,069.47	\$ 3,017.75	\$ 0.53	-
Monthly Expense	(\$32,876.46)	(\$1,051.46)	-	-	-
Ending Balance	\$35,908.72	\$ 518.37	\$40,329.88	\$6,218.52	\$41,578.73

July 31, 2018 Balances

Operating Accounts \$ 36,429.09

Reserve Accounts \$ 88,127.13

Total Bank Accounts **\$124,554.22**

Accounts Receivable \$ 1,665.22 (less doubtful accounts)

Total Assets **\$ 126,219.44**

Accounts Payable \$ 17,525.52

D. **Committee/Project Reports:**

1. **Neighborhood Watch:** **Al**

a) There was no meeting in August. The next meeting will be held on Sept. 15, at 12 noon in the Treehill Rec Center.

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

a) Met with landscapers to cut back ivy around 24033-36 and 24011-13 back decks. Also asked them to trim bushes around property. It was too hot previously.

b) Because of problems with rats, owners/tenants with bird feeders around their units are to please clean the ground under the feeders on a daily basis.

- c) Mature hydrangea plants from Debbie Engels will be planted along the creek for erosion control.
3. Website Report (treehillpark.org) **AI**
- a) The website is up to date. Beginning Sept. 4th Treehill resident Mark DeBella will be web master. Thank you, Mark!
4. Maintenance Report: **Johnny**
- a) Maintenance Completed:**
- 23929T Painted divider wall, front and back
 - 23931T Painted divider wall, front
 - 23933T Graded ground and put down river rocks and bark chips
 - 23842T Fixed main water shut-off
 - 23912P Fixed main water shut-off
 - Filled in potholes throughout the property.
 - Tested and added chemicals to the pool.
- b) Future Maintenance**
- 23842T Rebuild deck and divider wall
 - 24014A Paint front of building
 - 23921T Paint side of building and divider wall
 - All required painting of window and door trim will be done in the new colors.
 - Cut down tree next to pool
 - Remove sand bags
- c) Update Outstanding Maintenance List**
5. Rec Center Rentals/Activities:
- a) Neighborhood Watch meeting/potluck, Sept.15 at 12 noon.
6. Pool: **Carol**
- a) Chlorine level has been very low due to swimmers not showering before entering the pool, wearing non-swimwear in the pool, and ash in the air from the forest fires. Swimmers using sunscreen, please rub in sunscreen completely and re-shower before entering pool.
- b) The pool is tentatively set to close September 17, depending on the weather.
- c) In order for the pool to open, the drain in the deep end must be visible. This is a safety issue.
7. **Unfinished Business:**
8. **New Business:**
- a) What to do about bee/wasp nests: homeowners/tenants can use Ortho Bee and Wasp Killer (spray) as well as research other options.
- b) Garbage can etiquette and rules:
- 1) Please remove your garbage and recycle carts from the curb on the same day as pickup.
 - 2) All cat litter must be bagged.
 - 3) No human waste can be put into carts.
 - 4) Please wash your carts (baking soda and water works well) when they become smelly.
 - 5) Make sure the lids on your carts close completely when you put the carts out for collection; otherwise Treehill is charged extra.
- c) The Board had a lively discussion about the probable necessity of raising the HOA dues on January 1, 2019. Our last increase was in January 1, 2017, and, in the time

since then, prices have gone up considerably and continue to rise. Complicating the matter is the fact that the Board has contacted three firms that specialize in providing HOA management services and asked them to submit detailed bids for taking over the day-to-day operations here at Treehill. The Board expects to have more information about this by our next meeting on September 26.

- d) A reserve study needs to be done for large jobs, i.e. roofs, large siding jobs, cement work, paving, etc.
- e) Al would like to resign from the Board of Directors but, due to the appointment of two new Board members – Paula Wood at the July meeting and Lynne Nowakowski at the August meeting - he has agreed to postpone his resignation until the transition of these new members, thereby maintaining the required 5 people as per Treehill HOA ByLaws.
- f) Pool beam and rec center siding bids were discussed. The Board needs further information, including a break-down of costs on bids submitted.

E. **From the Board - Friendly Reminders:** n\a

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

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

Contact email: TreehillLiaison@comcast.net

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Message Center: 503-790-2100