

**Treehill Park Homeowners Association
Board of Directors
Meeting Minutes
November 28, 2018**

Establish Quorum of the Board: A quorum of the Board was established with: Carol Woods, chair, Deb Yost, Al Evans, Paula Wood, and Lynne Nowakowski.

A. **Homeowners Forum:** John Lokting, State Farm Insurance Agent, reviewed THP Association Policy. Everyone should be aware of property not covered by their individual home owner’s policy nor the THP Association policy.

B. **Consent Agenda/Announcements:**

1. The last Board meeting minutes were approved: Al Evans, 1st motion; Debbie Engels, 2nd motion.
2. Petty Cash, (Reimbursements generally are for cameras, electricity/ Internet/Camera connection, website, mileage, maintenance equipment)

C. **Financials:** Treehill Park Bank Balance Summary, October 31, 2018

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$26,233.72	\$500.00	\$46,368.82	6,219.56	\$41,578.73
Monthly Income	28,148.73	269.17	3,021.98	0.53	-
Monthly Expense	(28,875.55)	(269.17)	-	-	-
Ending Balance	\$25,506.90	\$500.00	\$49,390.80	6,220.09	\$41,578.73

October 31, 2018	Balances
Operating Accounts	\$26,006.90
Reserve Accounts	\$97,189.62
Total Bank Accounts	<u>\$123,196.52</u>
	<u>\$3,211.16</u> (less doubtful accounts)
Total Assets	<u><u>\$126,407.68</u></u>

D. **Committee/Project Reports**

1. Neighborhood Watch: **Al**

There is no meeting in December.

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

Antonio will be working three hours on Mondays starting Dec. 3rd.

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

The website is up-to-date and members can find forms they might need.

4. Maintenance Report: **Johnny**

a) Maintenance Completed:

- 23824T Cut down dead tree
- 23842T Filled in sink hole from moles
- 23842T Fixed broken lamp post
- 23852T Fixed broken gate – no tarps are to be left on gates.
- 23919T Removed chimney vent pipe and patched roof
- 24012T Went to city hall and pulled permit for 2nd story rebuild on deck
- 24012T Removed dry rot on siding, framing, deck support and platform, and began rebuild
- Complex Winterized all hose bibs

b) Future Maintenance:

- 24002T Pull permit and start rebuild of 2nd story deck
- 24012T Finish deck and railing update
- Creek Remove remaining sand bags
- Complex Add roof vents
- Complex Repaving Poplar Ct. – on warranty
- Complex Buy new surveillance cameras and install – motion lights under carport roofs and 24 hr. surveillance signs.

E. **Rec Center Rentals/Activities**

1. No rentals in December

2. TV in Rec Center is only for watching DVDs.

F. **Pool: Closed**

G. **Unfinished Business:**

1. Parking Stickers – If you have not turned in an exemption request for having more than two vehicles, your excess vehicle will be tagged for towing after January 1st, 2019.
 - a. You have until Dec. 10th to submit any missing information on your vehicles. You will not receive a sticker for a vehicle that has information missing.
 - b. Stickers will be mailed out Dec. 15. Please put sticker on rear, driver-side window.

H. **New Business:**

1. Paving first cul-de-sac: We are waiting on another bid.
2. Repaving Poplar Ct. 1st week in December. Those who have vehicles affected by the repaving will have signs posted on their vehicles asking owners to move their vehicles to the basketball hoop parking area.
3. Nails have been found in tires around Treehill.
4. Cars with visible items inside have been broken into. DO NOT leave anything visible in your vehicle. Someone broke into a car for a tote of Emergency Supplies.
5. Broken lamp post – cost of \$129.00 has been billed to homeowner's account.
6. Please pick up your pets' feces from your patios and decks and wherever they poop when you walk them.

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

Please put away garbage/recycling carts on the same day as collection.

The Meeting Was Adjourned To Executive Session

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

Contact email: treehillpark@kappesmilller.com

Website: treehillpark.org

Message Center: 503-790-2100