Treehill Park Homeowners Association Board of Directors Meeting Minutes January 31, 2018

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), Justin Fillebrown (Treasurer), and Margaret York. Johnny Velasquez, Maintenance Lead, was also in attendance.

A. <u>Homeowners Forum</u>:

- 1. Carol welcomed Mike Meader, owner of A-1 and asked for comments regarding their service. Most of the comments were directed toward blowing leaves into patios and the creek. Mike's foreman will address this issue. Owners are to sweep their patios clean and A-1 will pick the leaves from outside the patio, but never go into patios. Leaves should also not be allowed to build up behind buildings in French Drains. Several homeowners were also concerned whether or not A-1 had a routine for edging around the walkways.
- 2. 23929T requested a more ADA accessible access to his area. Carol will work on that, i.e., getting a bid for taking down tree(s) that are lifting the sidewalk, and restructure the sidewalk for ADA access.

B. <u>Consent Agenda/Announcements</u>:

- 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)

C. <u>Financials</u>: December 31, 2017

	Operating Fund Petty Cash	Reserve Funds		
	,	Foundation MM CD's	WA Fed MM	WA Fed
Beg Bal	\$40,767.05 \$380.00 \$378.86	\$ 39,387.99	\$ 6,214.37	\$ 41,267.85
Monthly Income	26,397.94	3,016.67	.53	310.88
Monthly Expense	(24,412.69)30.00(182.42)			
End Bal	\$46,031.20 \$ 350.00 \$347.31	\$ 42,405.70	\$ 6,214.90	\$ 41,578.73

Operating Accounts \$ 45,449.61
Reserve Accounts \$ 90,199.33

Total Bank Accounts <u>\$ 135,648.94</u> (Checking, Savings, Reserves)

Accts Rec/Delinquencies

December \$ 1,872.22

Total Assets \$ 137,521.16

Accounts Payable \$19,521.16

D. **Committee/Project Reports**:

- Neighborhood Watch: Al
 - i. There was no December Neighborhood Watch Meeting.

- ii. Pat Smith and Joanne Losinger attended the January NW meeting.
- iii. We were told were to have a new Laison from the Sheriff's office soon.

2. <u>Landscaping/A-1 Report</u>: **Carol**

- i. The Board voted to have Treehill's attorney's look into the damages we sustain as a result of Arata Creek's repetitive flooding.
 - (mo: Margaret, 2nd: Al/Debbie).
- ii. Carol and Johnny met with Stacey Reed, wetland scientist with AKS. She determined the creek area is a wetland. She suggested that tracer dye be poured on 238th to see if the water from 238th was in fact going into the catch basin and into the creek that runs through our property. It is.
- iii. Plants were purchased on-line at a very low cost, for the creek. They can be picked up on February 12th.
- iv. Ken Hoffman, Multnomah County Road Supervisor, supplied Carol with a map of 238th.

3. Website Report (treehillpark.org) Al

- i. Everything is up to date.
- ii. The meeting calendar will be done by the end of this week.

4. <u>Maintenance Report</u>: **Johnny**

i. Maintenance Completed:

- Tractor will be rented for moving bark chips along the fence.
- Mhichael will work Mondays in order to move bark dust onto the walking path. He will also be tasked with a "To Do List" from Johnny.
- Rebuilt sides of the large trailer.
- Rebuilt side wall at 23929T.
- 24006-08T, pulled permits for 2nd rebuilding 2nd story deck and railings.
- Removed tree by mailboxes and removed limbs from property due to storm damage.
- Eastside paving grinding to eliminate pool of water behind cars on Poplar Ct.
- In November, River City cleaned three culverts to remove rock and silt from culverts attached to creek.
- Added rock to upper creek behind 23933T to keep creek from going under the foundation.
- 23934P, inspected and repaired sump pump.
- Sharpened wood chipper.
- Repaired front axel on Gator. It is very hard to find parts. Johnny will investigate finding replacement equipment, such as one that can shovel and move snow with attachments...preferably one that is used.

ii. Future Maintenance

- Potholes to be filled by Johnny
- Enclose the area around the trailers.
- Repair lamp post by pool.
- Replace brakes on Gator.
- Add vents to roofs at earliest convenience.
- iii. Attic inspections will discontinue; however, when there is a problem with mold in attics, Carol will call in the same company to do the removal. They are giving us a discount based on us only using them.
- iv. Poplar Ct. (road surface) has been scraped in order to prevent pooling; however, when the weather gets drier, Eastside will give us a bid to correct the problem and do sealing.

4. Rec Center Rentals/Activities:

- i. Easter Sunday, 23852T, April 1st
- ii. Carol askied for a volunteer to open and receive checks from those renting the facility. Debbie volunteered.

5. <u>Pool:</u> Carol

i. Bags are still needed to stay along the creek to prevent the creek from flooding into the pool and building

6. **Unfinished Business**:

- i. Margaret has the "Limiting Rentals" Resolution 90% completed. She will send out the finished product before next meeting.
- ii. Margaret will also work on revising the "Fine Schedule" Resolution.

7. **New Business:**

- i. Painting buildings will be done one at a time. Carol asked if the Rec Center could be done first; however, needs a color. This will be difficult because the dry rot must be replaced first. More to be decided by next meeting.
- E. From the Board Friendly Reminders: n\a
- F. <u>The Meeting Will Be Adjourned To Executive Session</u> (delinquencies, attorney consultation, violations, staffing issues).

The next meeting will be held Wednesday, February 28th 6:30 pm.

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