

**Treehill Park Homeowners Association
Board of Directors
Meeting Minutes
April 22, 2018**

Establish Quorum of the Board: A quorum of the Board was established with the following Board members present: Carol Woods (Board Chair, Treehill-Liaison); Debbie Engels; Al Evans (Secretary, Webmaster, Neighborhood Watch Block Captain).

A. **Homeowners Forum:**

1. A few homeowners stayed after the Annual Meeting ended. More discussion ensued regarding the County road construction projects and Treehill's need for homeowners to step up and volunteer to serve on our Board. Please see pages 3 and 4 of this document for more information about the need for more information.

B. **Consent Agenda/Announcements:**

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

C. **Financials: February 28, 2018**

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$53,040.56	\$ 500.00	\$ 35,996.74	\$ 6,215.91	\$41,578.73
Monthly Income	27,592.56	-	3,016.93	0.53	-
Monthly Expense	(26,502.09)	(274.96)	(1,000.00)	-	-
Ending Balance	\$54,131.03	\$ 225.04	\$ 38,013.67	\$ 6,216.44	\$41,578.73

March 31, 2018 Balances	
Operating Accounts	\$ 54,356.07
Reserve Accounts	85,808.84
Total Bank Accounts	\$ 140,164.91
Accounts Receivable	\$ 3,345.60 (less doubtful accounts)
Total Assets	\$ 143,510.51
Accounts Payable	\$ 16,744.25

D. **Committee/Project Reports:**

1. Neighborhood Watch: **Al**
 - i. No homeowners attended the most recent meeting.
 - ii.
2. Landscaping/A-1 Report: **Carol**

i.

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

i. All meeting dates and Minutes have been updated.

4. Maintenance Report: **Johnny**

i. Maintenance Completed:

1. Throughout complex cleaned roofs and sprayed 30 Seconds.
2. 23955 Aldercrest, added roof vents
3. 23953 Aldercrest, added roof vents
4. 23921 Treehill, removed and rebuilt divider wall and shed
5. Spread bark chips in the play area
6. 23862 Treehill, replaced lamp post
7. Swimming Pool, added Spring chemicals

ii. Future Maintenance (Includes some carryover from last month)

1. More roof vents throughout the complex
2. Various painting projects
3. 23842 Treehill, rebuild deck and divider wall
4. Spread more bark chips throughout

4. Rec Center Rentals/Activities:

1. Kristy Blair 4/28
2. Brenda Kysor 4/29
3. Don Stultz 5/28
4. Joanne Losinger 6/2
5. Margaret York 6/16

5. Pool: **Carol**

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

6. **Unfinished Business:**

7. None.

7. **New Business:**

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

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

Contact email: TreehillLiaison@comcast.net

Website: treehillpark.org

Message Center: 503-790-2100

NOTE: During the 15+ years that Al Evans has been a Treehill homeowner, he has been on and off Treehill's Board three times, most recently from January 2011 to present.

Al has expressed the desire to leave the Board by the end of May so that he may have time to pursue his retirement and other interests. Since our Board is presently at the minimum we can have and still legally function, we would like to recruit at least two new Board members. Three would be even better.

To avoid any confusion over the situation that could result from Treehill's Board falling below the number required to establish a quorum, we are quoting below the text of the section of ORS Chapter 100, sometimes also known as the Oregon Condominium Act, which deals with non-functional Boards.

Al has indicated that although he would like his duties to end at the end of May, he will not resign until the danger of Treehill falling into the situation described below has been eliminated.

The complete text of ORS 100 can be found here:

https://www.oregonlegislature.gov/bills_laws/ors/ors100.html

The same information can be found here in a format some may find easier to use:

<https://www.oregonlaws.org/ors/chapter/100>

100.418 Receivership for failure of association to fill vacancies on board of directors. (1) Subject to subsection (2) of this section, if an association of unit owners fails to fill vacancies on the board of directors sufficient to constitute a quorum in accordance with the bylaws, a unit owner or a first mortgagee of a unit may request the circuit court of the county in which the condominium is located to appoint a receiver to manage the affairs of the association.

(2) At least 45 days before a unit owner or first mortgagee of a unit requests the circuit court to appoint a receiver under subsection (1) of this section, the unit owner or first mortgagee shall mail, by certified or registered mail, a notice to the association and shall post a copy of the notice at a conspicuous place or places on the property or provide notice by a method otherwise reasonably calculated to inform unit owners of the proposed action.

(3) The notice shall be signed by the unit owner or first mortgagee of the unit and include:

(a) A description of the intended action.

(b) A statement that the intended action is pursuant to this section.

(c) The date, not less than 30 days after mailing of the notice, by which the association must fill vacancies on the board sufficient to constitute a quorum.

(d) A statement that if the association fails to fill vacancies on the board by the specified date, the unit owner or first mortgagee may file a petition with the court under subsection (1) of this section.

(e) A statement that if a receiver is appointed, all expenses of the receivership will be common expenses of the association as provided in subsection (4) of this section.

(4) If a receiver is appointed, the salary of the receiver, court costs, attorney fees and all other expenses of the receivership shall be common expenses of the association.

(5) A receiver appointed under this section has all of the powers and duties of a duly constituted board of directors and shall serve until a sufficient number of vacancies on the board are filled to constitute a quorum.

(6) If at a turnover meeting held in accordance with ORS 100.210 the unit owners fail to elect the number of directors sufficient to constitute a quorum of the board of directors, in addition to the notice requirements specified in subsections (2) and (3) of this section, a unit owner shall give the notice to all other unit owners as provided in the bylaws.

(7) Notwithstanding subsections (2) and (3) of this section, in the case of an emergency, the court may waive the notice requirements of subsections (2) and (3) of this section. [2007 c.409 §19; 2017 c.358 §51]

Note: 100.418, 100.419 and 100.423 were added to and made a part of ORS chapter 100 by legislative action but were not added to any smaller series therein. See Preface to Oregon Revised Statutes for further explanation.