

**Treehill Park Homeowners Association
Board of Directors
Meeting Agenda
May 30, 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, Acting Treasurer, Webmaster, Neighborhood Watch Block Captain). They were joined by new Board member, Debbie Yost.

A. Homeowners Forum:

1. Several homeowners were present. Many were there to apply for the open positions on Treehill's HOA Board of Directors. One was there to enquire about maintenance on his unit. Another reported that Comcast had planted grass seed in an inappropriate place.

B. Consent Agenda/Announcements:

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

C. Financials: April 30, 2018

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$54,131.03	\$ 225.04	\$38,013.67	\$6,216.44	\$41,578.73
Monthly Income	26,441.57	824.24	3,017.19	.51	-
Monthly Expense	(27,782.28)	(549.28)	(3,500.00)	-	-
Ending Balance	\$52,790.32	\$500.00	\$37,530.86	\$6,216.95	\$41,578.73

April 30, 2018 Balances	
Operating Accounts	\$53,290.32
Reserve Accounts	<u>85,326.54</u>
Total Bank Accounts	<u>\$138,616.86</u>
Accounts Receivable	\$ 1,688.89 (less doubtful accounts)
Total Assets	<u><u>\$140,305.75</u></u>

Accounts Payable \$ 26,214.78

D. Committee/Project Reports:

1. Neighborhood Watch: **Al**
 - i. Two homeowners attended the May 19 meeting.
 - ii. Sgt. John Pemberton of the Multnomah County Sheriff's Office also attended. He informed us that he will be working on finding a deputy to be our new liaison person.

iii. Sgt. Pemberton told us that Wood Village has been fairly quiet recently. With the onset of warmer weather, that may change.

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

- i. Landscapers will not scalp the creek and clean up grass after weed eating.
- ii. 8 plants bought for erosion on the creek were mowed over by landscapers. At the time of the meeting, we were still waiting on A-1 to replace them.

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

- i. All meeting dates have been updated. The minutes for the Annual Meeting and the regular April board meeting which followed it have been posted.

4. Maintenance Report: **Johnny**

i. Maintenance Completed:

1. 23921 Treehill – Trim tree and finish framing, siding & trim
2. 23842 Treehill – Remove and pour new cement and gate
3. 24004 Treehill – Paint deck, siding and platform, install new railings
4. 24006 Treehill – Same as 24004
5. Spread bark chips throughout the complex

ii. Future Maintenance (May include some carryover from last month)

1. Open swimming pool, if enough volunteers can be found to open it – need all checks performed to open per Oregon State Law
2. 23921 Treehill – Paint divider wall, shed
3. 23929 Treehill – Paint divider wall, rebuild divider wall in front
4. 23842 Treehill – Rebuild deck
5. 23931 Treehill – Rebuild divider wall in front and pour concrete
6. 23929 Treehill – Paint divider wall in front

5. Rec Center Rentals/Activities:

1. Don Stultz 5/28
2. Joanne Losinger 6/2

6. Pool **Carol**

1. The pool may not open this summer unless more homeowners volunteer to help open, close. Clean bathrooms, pool area clean up and adjust chemical levels as required by Oregon state law.
2. A homeowner proposed a change to the volunteer hours that might make it easier to get enough people to do the chem checks. Carol will look into doing that.

4. **Unfinished Business:**

7. **New Business:**

- i. New Board Member Applications – Several homeowners read aloud their application for the open positions on Treehill’s board. They were:
 - Paula Wood
 - Joanne Losinger
 - Michelle Asivido
 - Nathan Smith
- ii. 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. The Board is looking at colors before presenting to homeowners.

- iii. New Gator – Johnny and Carol have been price-shopping for a new Gator to replace the worn out used Gator we presently have. They reported finding a brand new model at a local dealer for \$8500. A couple of homeowners present familiar with that type of vehicle indicated that the price was very good. Consequently Debbie Engels made a motion that we buy it. The motion was seconded by Al Evans.
- iv. Rec Center Cleaning Bids – A new contractor for cleaning the Rec Center as needed was selected. Carol Woods pointed out that the low bidder, JJW Cleaning, is a company run by her daughter. The homeowners present were asked if they had any objections, and they did not. Debbie Yost made the motion to hire JJW, which was followed by a second from Debbie Engels.

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- 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