

**Treehill Park Homeowners Association  
Board of Directors  
Meeting Minutes  
July 25, 2018**

**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; Debbie Yost. Also attending was Johnnie Velasquez, Maintenance Supervisor.

**A. Homeowners Forum:**

1. Lynne Nowakowski brought to the Board's attention that the landscaping crew is still leaving the debris created by their weedwhacker(s) in Arata Creek, which can cause problems.

**B. Consent Agenda/Announcements:**

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

**C. Financials: May 31, 2018**

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$52,790.32	\$500.00	\$37,530.86	\$6,216.95	\$41,578.73
Monthly Income	30,019.42	620.14	3,015.49	0.53	-
Monthly Expense	(39,879.99)	(638.51)	(6,250.00)	-	-
<b>Ending Balance</b>	<b>\$42,929.75</b>	<b>\$481.63</b>	<b>\$34,296.35</b>	<b>\$6,217.48</b>	<b>\$41,578.73</b>

	<b>May 31, 2018</b>	<b>Balances</b>
Operating Accounts		\$43,411.38
Reserve Accounts		82,092.56
<b>Total Bank Accounts</b>		<u>\$125,503.94</u>
Accounts Receivable		\$1,573.29 (less doubtful accounts)
<b>Total Assets</b>		<u>\$127,077.23</u>
Accounts Payable		\$16,687.84

D. **Financials: June 30, 2018**

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$42,929.75	\$481.63	\$34,296.35	\$6,217.48	\$41,578.73
Monthly Income	26,636.17	1,069.47	3,015.78	0.51	-
Monthly Expense	(28,588.14)	(1,051.10)	-	-	-
<b>Ending Balance</b>	<b>\$40,977.78</b>	<b>\$500.00</b>	<b>\$37,312.13</b>	<b>\$6,217.99</b>	<b>\$41,578.73</b>

<b>June 30, 2018</b>	<b>Balances</b>	
Operating Accounts	\$41,477.78	
Reserve Accounts	85,108.85	
<b>Total Bank Accounts</b>	<u>\$126,586.63</u>	
Accounts Receivable	\$1,497.36	(less doubtful accounts)
<b>Total Assets</b>	<u>\$128,083.99</u>	
Accounts Payable	\$17,454.69	

E. **Committee/Project Reports:**

1. Neighborhood Watch: **AI**  
The June and July meetings were sparsely attended. Sergeant John Pemberton of the Multnomah County Sheriff's Office attended both meetings. There was little in the way of new crime to report. There will be no meeting in August, so the next meeting date will be September 15, 2018.
2. Landscaping/A-1 Report: **Carol**
  - i. As noted above in the Homeowner Forum, Carol will talk with the owner of A-1, our landscaping firm, about some of their practices.
3. Website Report (treehillpark.org) **AI**
  - i. Everything is up to date.
4. Maintenance Report: **Johnny**
  - i. **Maintenance Completed June AND July:**

**June**

    - Bought new Gator
    - Opened pool for the season
    - Painted pump room and stones around pool
    - Put primer on siding in Paint Shop
    - Installed new roof vents on the following units:
      - 23933 Treehill
      - 23931 Treehill
      - 23929 Treehill
      - 23925 Treehill – Installed new roof & pipe vents
      - 23915 Poplar Court – Put down river rock in flower beds
      - 23929 Treehill – Painted divider wall
      - 23927 Treehill – Painted divider wall

## July

Ground down tree stumps, removed cement and rots, and graded and poured new cement at the following units:

23933 Treehill  
23931 Treehill  
23929 Treehill  
23927 Treehill  
23925 Treehill

### ii. **Future Maintenance**

- Potholes to be filled by Johnny
- Enclose the area around the trailers.
- Add vents to roofs at earliest convenience.
- 23929 Treehill – Finish work already begun.
- 23848 Treehill – Rebuild deck and divider wall.
- 23921 Treehill – Paint divider wall.
- 23931 Treehill – Paint divider wall.
- Paint black window trim throughout the complex.

### 4. Rec Center Rentals/Activities:

- i. Joanne Losinger 6/2
- ii. B. Kysor 7/29

### 5. Pool: **Carol**

The pool has had to be closed twice recently because no one was available to check the chemical levels.

### 6. Unfinished Business:

### 7. New Business

- i. Parking stickers will be implemented in the not-too distant future. Those residents who have been violating the rules regarding the number of vehicles allowed per unit (2) eventually will have to make other arrangements for their "extra" vehicles. Exceptions *may* be granted depending upon circumstances. However, the number of parking spaces we have is limited and the Board likely will not be able to grant exceptions to everyone who applies.
- ii. Swimming wristbands have been implemented as a tool to help keep unauthorized swimmers out of our pool. Anyone found in the pool without either a Treehill Resident band or a Guest band will be asked to leave. If they refuse, the Sheriff's Office may be called to cite them for trespassing. Likewise, no one is allowed in the pool or the pool area unless they have a key to the gate. If anyone is caught letting people in who do not have a key, their pool privileges may be revoked for the remainder of the season.
- iii. The Board unanimously voted in new Board member, Paula Wood.

## F. **From the Board - Friendly Reminders:**

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

The next meeting will be held **Wednesday, August 29, 2018 at 6:30 pm.**

Contact email: TreehillLiaison@comcast.net  
Website: treehillpark.org  
Message Center: 503-790-2100