

**Treehill Park Homeowners Association
Board of Directors
Meeting Minutes
February 27, 2019**

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

A. Homeowners Forum:

1. One homeowner asked to have a parking permit sticker replacement fee dismissed.
2. One homeowner reported that the new security lights on the end of carport were strobing.
3. On March 5th the appraiser will be here to determine Treehill property that will be rented or purchased for the 238th widening project.

B. Consent Agenda/Announcements:

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

C. Financials: Bank Balance Summary, January 31, 2019

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$ 19,327.20	\$ 500.00	\$ 54,138.01	\$26,698.41	\$21,416.83
Monthly Income	40,833.60	645.47	3,525.66	29.27	-
Monthly Expense	(31,993.86)	(645.47)	-	-	-
Ending Balance	\$ 28,166.94	\$ 500.00	\$ 57,663.67	\$26,727.68	\$21,416.83

January 31, 2019 Balances

Operating Accounts	\$ 28,666.94
Reserve Accounts	105,808.18
Total Bank Accounts	\$ 134,475.12
Accounts Receivable	\$ 5,305.51 (less doubtful accounts)
Total Assets	\$ 139,780.63
Accounts Payable	\$ 21,709.82

D. Committee/Project Reports

1. Neighborhood Watch: **Al**

The February meeting was cancelled. The next meeting will be March 16.

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

a) We have received plants from the landscape maintenance crew to replace the plants they mowed over.

b) The plants in the Poplar Court round-about will be replanted once the weather is warmer.

c) A downed shrub near 23831T will be removed.

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

The web site is up-to-date.

4. Maintenance Report: **Johnny**

a) Maintenance Completed:

- 24002T 2nd story deck and railing update – trim still needs to be done
- 23958P Cut down tree
- 23804T Inspect and replace 2 toilets
- Complex Tag cars for missing parking stickers
- Complex Blow snow off all sidewalks and roadways and de-ice
- Rec Ctr Blow insulation in upstairs wall and repair drywall
- Creek Plant 15 new plants on lower part of creek

b) Future Maintenance

- 23901T Replace trim on divider wall
- 23954T Scrape deck and prime
- 23990T Install new surveillance cameras
- 23805T Install new surveillance cameras
- 23945P Install new surveillance cameras
- Complex Tag cars for missing parking stickers
- Complex Paint carports
- Complex Plant trees and bushes replaced by landscapers, who had mowed them over
- 24012T Prime, paint, and pass inspection
- 23990T Replace end wall siding
- Rec Ctr Replace front siding
- Pool Support beam repair
- 24014A Install new cameras

E. **Rec Center Rentals/Activities:**

1. Neighborhood Watch Meeting/Potluck, March 16
2. Alyssa T., March 30
3. Harmony J., June 16

F. **Pool: Closed**

G. **Unfinished Business:**

1. Bid received for fixing beam behind Rec Center and above pool area
2. A cost estimate from a structural engineer will be sought to determine if we can afford a professional assessment of the Rec Center support beam project
2. Discussed what it would take to shut the water off for owners/tenants in arrears with HOA dues

H. **New Business:**

1. Annual Meeting
 - a) Discussed HOA board members' tasks to make this year's Annual Meeting a successful one
 - b) Proxies for the Annual Meeting will be sent out soon. Please return **ASAP** so we will have enough voting members to hold the meeting!
2. 2019 Reserve Maintenance includes:
 - a) Pool support beam stabilized before pool opens
 - b) Rec Center front siding replacement so it can be painted
 - c) End wall siding replacement on 23990T
3. AVN Construction submitted an invoice for installing new lights

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

1. Please do not leave food out, on or near Treehill property. This attracts wild animals that can become a problem.
2. Please **do not** put refundable cans/bottles in recycling carts. This attracts homeless people who have been found on patios, etc. Instead take refundables to the Bottle Drop in Wood Village on Halsey and pocket some cash.

The Meeting Was Adjourned To Executive Session

The next meeting will be held **March 27, at 6:30 pm.**

Contact email: TreehillLiaison@comcast.net

Website: treehillpark.org

Message Center: 503-790-2100