

**Treehill Park Homeowners Association  
Board of Directors  
Meeting Minutes  
March 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**: Five home owners/tenants attended the meeting. One owner, 23901, asked that a bush and tree stump be removed. Others brought up concerns having to do with the 238<sup>th</sup> street project.

B. **Consent Agenda/Announcements**:

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

C. **Financials**: Bank Balance Summary, February 28, 2019

	<b>Operating Fund</b>		<b>Reserve Fund</b>		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$ 28,166.94	\$ 500.00	\$57,663.67	\$26,727.68	\$21,416.83
Monthly Income	27,864.90	196.25	3,524.54	26.46	-
Monthly Expense	(35,897.91)	(196.25)	-	-	-
<b>Ending Balance</b>	<b>\$ 20,133.93</b>	<b>\$ 500.00</b>	<b>\$ 61,188.21</b>	<b>\$26,754.14</b>	<b>\$21,416.83</b>

<b>February 28, 2019 Balances</b>	
Operating Accounts	\$ 20,633.93
Reserve Accounts	109,359.18
<b>Total Bank Accounts</b>	<b>129,993.11</b>
Accounts Receivable	\$ 6,406.98 (less doubtful accounts)
<b>Total Assets</b>	<b>136,400.09</b>
Accounts Payable	\$ 17,022.20

D. **Committee/Project Reports**

1. Neighborhood Watch: **Al**

The March meeting was held on March 16. Nine homeowners were in attendance along with MCSO Sergeant Jennifer Ciobanasiu, our new liaison with the Sheriff's office. Items discussed:

- a. Neighborhood Watch – What it is, and what it is not
- b. How to observe
- c. Suspicious activity
- d. Homeless people on Treehill property
- e. Treehill's new carport security lights
- f. Treehill's new, high-resolution security cameras
- g. How to report suspicious activity:
  - 1) call 9-1-1 or 503-823-3333, as appropriate, to report the situation to the police
  - 2) send an email to TreehillLiaison@comcast.net describing what was seen.

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

- a. A new herb garden has been planted in the common grassy area just east of 23831T. The roto-tilling and planting was done 3/23.
- b. Blackberry bushes have been cut back and pampass grass contained.

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

The website is up-to-date.

4. Maintenance Report: **Johnny**

**a) Maintenance Completed:**

- 23888T Rebuilt gate support
- 23852T Touch-up painted around shed and gates
- 23842T Rebuilt divider wall
- 23844T Rebuilt divider wall and installed new trim around slider wall and reset gutter
- 23945P Installed new surveillance system
- Complex Inspected and did maintenance on 10 sump pumps.
- Creek Planted 7 new plants on lower part of creek

**b) Future Maintenance**

- 23940P Rebuild back deck and divider wall
- 23938P Rebuild back deck and divider wall
- 24002T Touch up paint and pass final inspection on 2<sup>nd</sup> story deck
- 24012T Touch up paint and pass final inspection on 2<sup>nd</sup> story deck
- 23945P Install new surveillance cameras
- 23988T Repair divider wall

- 23990T Rebuild end wall
- Complex Tag cars for missing parking stickers
- Complex Power wash
- Complex Paint all trim new color
- Complex Collect outdoor faucet covers (hose bibs)
- Pool Uncover

\*More maintenance needing to be done on the Outstanding list.

\*If you have been contacted about your sump pump, please respond to Treehilliaison@comcast.net when your pump can be inspected.

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

Neighborhood Watch Meeting/Potluck, April 20.

F. **Pool: Closed**

G. **Unfinished Business**

1. Pool beam engineer visit on April 3, 9 a.m.
2. Annual Meeting tasks were discussed.
3. Parking stickers have been mailed out and almost all forms have been turned in.

H. **New Business:**

1. 238<sup>th</sup> information and decisions that need to be made were discussed.
  - a. Moving "Treehill Park" rock – where?
  - b. Property that will be lost:
    - 1) Carport – 23841T
    - 2) Trees/shrubs – 36 medium and 15 large
  - c. A meeting request has been made so a representative from the 238<sup>th</sup> project can explain to Treehill residents what will be taken of Treehill property. We will also bring up the left turn into/out of Treehill Park. This meeting should take place before our Annual Meeting.
  - d. After meeting with the 238<sup>th</sup> project representative, we will decide if we need to talk with a land-use lawyer.
2. Painting buildings is necessary to combat water damage and sun fading.
  - a. Take care of dry rot in complex before summer
  - b. A third person, professional painter, is needed to paint buildings this summer.
  - c. 1<sup>st</sup> priority will be end walls
3. Four incidents, all dealing with the owner's deck, reported at a unit in Poplar Crt. Friendly reminders have been sent out to the owner and a fine levied.

4. Remove and replace main line at 23947P

Two bids were received and the lowest bid was accepted by the Board.

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

1. Please do not put returnable cans/bottles in or near garbage bins. This encourages trespassing by homeless people who have caused damage.
2. Please keep your patios and decks looking nice and avoid a fine. More people are outside, looking around, and we want to be proud of where we live.

**The Meeting Will Be Adjourned To Executive Session**

Our next meeting will be our **Annual Meeting, April 28, 4 p.m., Rec Center** **Please turn in your proxies ahead of time in slot at Rec Center.** This lets us know if we can legally hold the meeting. We need 50% returned to be legal.

Contact email: [TreehillLiaison@comcast.net](mailto:TreehillLiaison@comcast.net)

Website: [treehillpark.org](http://treehillpark.org)

Message Center: 503-790-2100