

**Treehill Park Homeowners Association  
Board of Directors  
Meeting Minutes  
April 28, 2019**

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

A. **Homeowners Forum:**

B. **Consent Agenda/Announcements:**

1. The last Board meeting minutes were approved: Al Evans, (via email) 1<sup>st</sup> motion, Deb Yost, 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, March 31, 2019

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$ 20,133.93	\$ 500.00	\$61,188.21	\$26,754.14	\$21,416.83
Monthly Income	29,767.25	364.91	3,528.95	29.33	-
Monthly Expense	(29,567.40)	(569.84)	-	-	-
<b>Ending Balance</b>	<b>\$ 20,333.78</b>	<b>\$ 295.07</b>	<b>\$64,717.16</b>	<b>\$26,783.47</b>	<b>\$21,416.83</b>

<b>March 31, 2019 Balances</b>	
Operating Accounts	\$ 20,628.85
Reserve Accounts	112,917.46
<b>Total Bank Accounts</b>	<u>\$133,546.31</u>
Accounts Receivable	\$ 6,504.64 (less doubtful accounts)
<b>Total Assets</b>	<u>\$140,050.95</u>
Accounts Payable	\$ 17,017.51

C. **Committee/Project Reports**

1. Neighborhood Watch: **AI**

The April meeting was held on April 20. Twelve people were in attendance, including a deputy from the Sheriff's office.

Crime in Wood Village was discussed and the deputy said crime is not on the rise here but being aware of your surroundings when out walking and leaving nothing in your car overnight is crucial to staying safe and avoiding attracting the notice of thieves.

We also discussed the 238<sup>th</sup> Project.

2. Landscaping: **Carol**

Arbor Vitae has been trimmed.

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

The website is up to date and has lots of new information to check out.

4. Maintenance Report: **Johnny**

**a) Maintenance Completed:**

- 23988T Rebuilt divider wall
- 23901T Removed stumps from flower bed
- 23951A Removed and installed siding on 2<sup>nd</sup> story wall
- 24012T Remediated mold in attic with sprayer and primed sheeting – emergency because of wind
- 23945P Installed new camera system
- 24011A Installed new camera system
- Complex Removed old and installed 14 new toilets

**b) Future Maintenance**

- 23940P Rebuild deck and divider wall
- 23938P Rebuild deck and divider wall
- 23988T Install new vapor barrier in crawlspace with sump pump
- 23822T Rebuild shed doors and divider wall in patio
- 23805T Install new camera system to cover front of complex
- Complex Install low flow toilets
- Complex Continue power wash

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

Neighborhood Watch Meeting/Potluck, May 18.

Rental June 16<sup>th</sup> – H. Johnson

Rental August 3<sup>rd</sup> - Lowry

F. **Pool: Closed**

G. **Unfinished Business**

1. Pool beam:

We discussed the repair/replacement of the beam. Summit, Ramos, and AVN previously came to bid on the job. Summit and Ramos suggested getting an architect report prior to bidding. Summit subsequently declined to bid. An engineering contractor came and gave an immediate verbal report followed by a written report, recommending the beam be replaced. AVN withdrew their bid to repair the beam. After receiving the engineer's report, Charter came for a look but has not put in a bid yet. Another contractor is scheduled to come and bid and a last contractor invited to bid has not scheduled a meeting.

2. 238<sup>th</sup> Project:

We asked for a noise report for 257<sup>th</sup>, before and after widening, and for 238<sup>th</sup> now. Mike Pullen will give us an answer to this request at the same time that he replies to the questions asked at the special 238<sup>th</sup> meeting held at the Rec Ctr in April.

Our attorney will tell Epic Land Solutions that our HOA Board has the power to sign legal documents.

Individual unit owners who want compensation for loss of property value must sue Multnomah County individually.

We are asking Multnomah County for a list to cover all our losses from the acquisition of property. Revenue will go into our Reserves fund.

There were some questions about the number of appraisals that have been done and what exactly is being appraised. Property value is not part of the appraisal – just what is being taken.

H. **New Business:** None

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

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

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