

**Treehill Park Homeowners Association
Board of Directors
Meeting Minutes
June 26, 2019**

Establish Quorum of the Board: A quorum of the Board was established with: Carol Woods, Deb Yost, Debbie Engels, Al Evans, and Margaret York being present.

A. Homeowners Forum:

There was a large turnout of homeowners, however no issues were brought to the Board's attention.

B. Consent Agenda/Announcements:

1. The last Board meeting minutes were approved: Al , (via email) 1st motion, Debbie, 2nd motion.

2. Petty Cash, (Reimbursements generally are for cameras, electricity/ Internet/Camera connection, website, mileage, maintenance equipment)

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

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$ 17,012.90	\$ 466.10	\$68,247.67	\$26,811.88	\$21,416.83
Monthly Income	29536.09	697.99	3,537.11	29.39	-
Monthly Expense	(30,388.81)	(526.96)	(3,800.00)	-	-
			-		
Ending Balance	\$ 16,160.18	\$ 637.13	\$67,984.78	\$26,541.27	\$21,416.83

March 31, 2019 Balances

Operating Accounts	\$ 16,797.31
Reserve Accounts	116,242.88
Total Bank Accounts	<u>133,040.19</u>

Accounts Receivable	<u>\$7,055.09</u>	(less doubtful accounts)
Total Assets	<u>\$140,095.2</u>	

Accounts Payable	\$ 20,120.34
------------------	--------------

D. Committee/Project Reports

1. Neighborhood Watch: **Al**

There were 2 homeowners present, Kaye and Scott Maddocks. The Sheriff did mention there continue to be problems with the homeless. Carol reminded everyone to tell homeless people they are trespassing & to leave. If they do not, please call non-emergency sheriff and let them know we have an enforcement agreement and to please come out. Get

as much information as possible i.e. clothing, height, weight, hair color etc. before calling 503-823-3333.

2. Landscaping: **Carol**

- Arbor Vitae has been trimmed.
- Margaret asked that A-1 be asked not to blow the dust around in front of the cars as it ends up on them sometimes after they've been washed.

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:

- 24012T, paint 2-story deck, remove dry rot on back of unit and passed final inspection with City
- 23966T, remove railing on back deck, remediate mold in attic and prime and seal sheeting per hom inspection report (condo up for sale)
- 23988T, rebuild divider wall on back patio
- Complex, trim down juniper along dayschool
- 23901T, add roof vents and eve vents
- Poplar Ct, rebuild turn around with AVN and add new handicap ramp
- 23842T, remove mold in attic and crawlspace, prime and fix retaining wall per homeowner inspection report.
- 23933T, clean roof and pour "moss be gone"
- Complex Removed old and installed 14 new toilets

b) Future Maintenance

- 23940P Rebuild deck and divider wall and paint
- 23938P, rebuild divider walls in front of unit
- 23843T, rebuild divider wall in front
- 23927T, rebuild back deck
- 23925T, rebuild back deck
- Complex, paint speed bumps and fire lane and paint various buildings
- 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
- Check individual cisterns for leaks
- Check lamp post/carport lights

Our "Outstanding List" is larger than we can list here. Please don't think we've forgotten your requests.

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

i) Rental August 11th - Losinger

F. **Pool: Closed until upper deck repairs are complete**

G. **Unfinished Business**

1. 238th widening project – Carol, Johnny and several homeowners met with KATU television to let them know how the impact to TREEHILL regarding widening of 238th.
2. Homeowners are required to check dryer exhaust vents to make sure their dryer vents are connected and venting properly.
3. Vines/plants planted by homeowners MUST be kept up by homeowners and they MUST be trimmed or removed by THOA if in way of construction needs. No vines should be attached or grown on buildings and MUST be trimmed.
4. If residents/renters move or sell their unit, please send parking tags back to Kappes-Miller noting your address. Otherwise, you will be charged for losing your tag and be charged a \$25 for lost tags.

H. **New Business:**

1. HUD/FHA – Margaret will be working on the recertification. They will only accept hard copies of the documents. Hopefully Johnny can print them on the RC printer.
2. We are going out for Insurance quotes, looking for ways to save the association money.

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

Per Condo Rules V, VIII, after Waste Management comes, garbage cans must be put away that day in your patio or storage shed & MUST NOT be left on the street or sidewalk.

The Meeting Will Be Adjourned To Executive Session

The next Board Meeting will be held July 31st at 6:30 pm.

Contact email: TreehillLiaison@comcast.net

Website: treehillpark.org

Message Center: 503-790-2100