

**Treehill Park Homeowners Association
Board of Directors
Meeting Minutes
July 31, 2019**

Establish Quorum of the Board: A quorum of the Board was established with: Carol Woods, Deb Yost, Al Evans, and Margaret York being present. Johnny Velasquez was also in attendance to report on maintenance.

A. **Homeowners Forum:**

B. **Consent Agenda/Announcements:**

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

C. **Financials:** Bank Balance Summary, June 30, 2019

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$16,160.18	\$637.13	\$67,984.78	\$26,841.27	\$21,416.83
Monthly Income	26,453.15	697.99	3,535.81	28.47	-
Monthly Expense	(26,937.06)	(526.96)	(3,695.00)	-	-
Ending Balance	\$15,676.27	\$808.16	\$67,825.59	\$26,869.74	\$21,416.83

June 30, 2019 Balances	
Operating Accounts	\$16,484.43
Reserve Accounts	116,112.16
Total Bank Accounts	<u>\$132,596.59</u>
Accounts Receivable	\$8,634.83 (less doubtful accounts)
Total Assets	<u>\$141,231.42</u>
Accounts Payable	\$20,120.34

D. **Committee/Project Reports**

1. Neighborhood Watch: **Al**
The July meeting was canceled due to other Treehill activities scheduled the same day. i.e. pool opening.
2. Landscaping: **Carol**
 - A-1 removed water cress from the creek bed.

- A-1 also trimmed bushes across from the shop.
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:**
- 23938 T stain deck and rebuild divider wall and paint back of unit new color
 - 23940 T, Stain deck and rebuild divider wall, paint back of unit new color
 - 23847 T, remove and rebuild divider wall
 - 23845 T, remove and rebuild divider wall and install new drain
 - Rec Center, Frame in new wall and rebuild side wall at pool, rec center
 - Pool, Open pool for season
- b) Future Maintenance**
- 23927 T, rebuild back deck and divider wall
 - 23925 T, rebuild back deck and divider wall
 - 23845 T, build new front gate
 - 23847 T, build new front gate
 - 23901 T, build new front gate
 - Complex, paint speed bumps and fire lane and paint various buildings
 - A new machine has been purchased to clean sidewalks which attaches to power washer. Get a better clean
 - Pool maintenance

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
- ii) Rental December 14th -Hatter

F. Pool:

- Upper deck repairs were completed and pool was opened.
- Determine if sand needs to be replaced in filter
- Tamada is leading the volunteers at the pool. Thank you Tamada!
- Please make sure and take a cleansing shower before entering the pool. Showering can help with costs in purchasing very expensive chemicals.
- Only swimsuits should be worn in the pool; otherwise, the pump will be compromised.
- Please shower after rubbing on sunscreen & or oils.

G. Unfinished Business

1. 238th widening project – Carol asked the Board to review the County’s comments. She will also have Kappes-Miller send the study out for the homeowners.
2. Margaret is working on the HUD/FHA recertification.
3. No responses have been received for the insurance requests.

H. **New Business:**

3. If homeowner/resident moves, they must notify Kappes-Miller and return pool key, pool wristbands and car parking tag in ziplock bag labeled with address and placed in Rec Center mailbox or your account will be charged for lost items.

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 August 28th t at 6:30 pm.

Contact email: TreehillLiaison@comcast.net

Website: treehillpark.org

Message Center: 503-790-2100