

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

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

**A. Homeowners Forum:**

Homeowners were invited to a pre-meeting to discuss Epic Land Solutions, Inc. offer. Currently the offer sits at \$117,000.00. If the owners want to raise the amount, they would need to justify. The settlement will be 40 days out.

**B. Consent Agenda/Announcements:**

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

**C. Financials: Bank Balance Summary, July 31, 2019**

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$15,676.27	\$478.01	\$67,825.59	\$26,869.74	\$21,416.83
Monthly Income	35,394.20	248.11	3,536.20	29.45	-
Monthly Expense	(28,775.16)	(226.12)	(5,550.00)	-	-
<b>Ending Balance</b>	<b>\$22,295.31</b>	<b>\$500.00</b>	<b>\$65,811.79</b>	<b>\$26,899.19</b>	<b>\$21,416.83</b>

<b>July 31, 2019 Balances</b>	
Operating Accounts	\$22,795.31
Reserve Accounts	<u>114,127.81</u>
<b>Total Bank Accounts</b>	<u>\$136,923.12</u>
Accounts Receivable	<u>\$5,968.55</u> (less doubtful accounts)
<b>Total Assets</b>	<u><u>\$142,891.67</u></u>
Accounts Payable	\$17,372.32

D. **Committee/Project Reports**

1. **Neighborhood Watch: AI**

There was no August meeting held.

2. **Landscaping: Carol**

- Spoke with A-1 owner about looking at what needs to be done on site without board member taking pictures and sending them to him.
- A-1 should do a walk through on 2-3 areas each week and move to next area the following week. Hopefully not missing anything.

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

The website is up to date and has lots of new information to check out. Mark will put the Epic Land Solutions proposal on the website.

4. **Maintenance Report: Johnny**

**a) Maintenance Completed:**

- 23927 T, rebuilt back deck and divider wall and stained
- 23925 T, rebuilt back deck and divider wall and stained
- 23901 T, built and painted new front gate
- Treehill entrance cleanup/parts from car wreck
- 23968 T, cut down blackberry bushes growing up the side of the building.

**b) Future Maintenance**

- 23801 T, rebuild back deck and divider wall
- 23903 T, rebuild back deck and divider wall
- 23845 T, rebuild front gate
- 23847 T, rebuild front gate
- Complex, paint speed bumps and fire lanes
- Paint various buildings
- 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 December 14<sup>th</sup> -Hatter

F. **Pool:**

- The pool has closed.
- Blue tiles have been removed from the pool and not returned.  
If you saw who removed the tiles or have them, please let us know.

G. **Unfinished Business**

- 238<sup>th</sup> widening project – Carol Hager from Epic Land Solutions was in contact with board regarding 238<sup>th</sup>. Whatever is sent to homeowners regarding this should be sent to board chair. Carol attended meeting

with homeowners before our board meeting and questions were asked. The answers were sent out to all homeowners.

- We will be meeting soon again with Multnomah County and discussion will be held at next board meeting.
- Margaret is working on the HUD/FHA.
- No responses have been received for the insurance requests.
- 2 more bids needed for painting jobs.

H. **New Business:**

- Painting buildings discuss scope and discuss bid in executive session.
- Debt collection process when Vial won't take the account.

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

- Homeowners & Renters we need your help! Please use 30 Second spray on your decks and use a brush and hose it off! This will help old and new decks last longer.
- In the next week or so all gutters will be cleaned out before the fall rain comes.
- 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.
- 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.

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

The next Board Meeting will be held September 25<sup>th</sup> at 6:30 pm.

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

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