

**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:**

Those present asked questions regarding the walkthrough with Carol Hagen of Epic Land Solutions. The board could only suggest they come to the meeting September 30 with our attorney.

**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, August 31, 2019**

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$22,295.31	\$500.00	\$65,811.79	\$26,899.19	\$21,416.83
Monthly Income	28,039.71	298.08	3,536.89	29.49	-
Monthly Expense	(31,412.25)	(378.69)	-	-	-
<b>Ending Balance</b>	<b>\$18,922.77</b>	<b>\$419.39</b>	<b>\$69,348.68</b>	<b>\$26,928.68</b>	<b>\$21,416.83</b>

<b>August 31, 2019</b>	<b>Balances</b>	
Operating Accounts	\$19,342.16	
Reserve Accounts	<u>117,694.19</u>	
<b>Total Bank Accounts</b>	<u>\$137,036.35</u>	
Accounts Receivable	<u>\$6,795.87</u>	(less doubtful accounts)
<b>Total Assets</b>	<u><u>\$143,832.22</u></u>	
Accounts Payable	\$ 20,821.91	

**D. Committee/Project Reports**

1. Neighborhood Watch: **Al**  
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
- 23025 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, homeowners will need to wait until next year to get new bracelets.

**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 for the season.

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.
- Margaret is working on the HUD/FHA.
- 2 more bids needed for painting jobs.

H. **New Business:**

- 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.
- 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:**

- 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.
- Carol will be asking David who moved the "Treehill" rock and ask them to move it back behind the tree. As many times as Johnny has placed stakes where the rock should be moved behind the trees, kids keep pulling them up. Johnny said he would take care of it as needed.
- Our attorney said that we were being shorted on the property's worth and would have someone he trusted do an appraisal.

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

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

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

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

Message Center: 503-790-2100