

**Treehill Park Homeowners Association
Board of Directors
Meeting Minutes
October 30, 2019**

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

A. **Homeowners Forum:**

1.

B. **Consent Agenda/Announcements:**

1. The last Board meeting minutes were approved: Al Evans 1st motion, Deb Yost 2nd motion
2. Petty Cash, (Reimbursements generally are for camera electricity, RC Internet/Camera connection, website, mileage, maintenance equipment)

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

**Bank Balance Summary
September 30, 2019**

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$18,922.77	\$ 419.39	\$69,348.68	\$26,928.68	\$21,416.83
Monthly Income	\$27,019.63	\$ 450.31	\$ 3,537.36	\$ 27.79	-
Monthly Expense	(\$33,747.78)	(\$ 369.70)	-	-	-
Ending Balance	\$12,194.62	\$ 500.00	\$72,886.04	\$26,956.47	\$21,416.83

September 30, 2019	Balances	
Operating Accounts	\$ 12,694.62	
Reserve Accounts	\$121,259.34	
Total Bank Accounts	\$133,953.96	
Accounts Receivable	\$ 7,887.80	(less doubtful accounts)
Total Assets	\$141,841.76	
Accounts Payable	\$ 27,244.48	

D. **Committee/Project Reports:**

1. Neighborhood Watch: **Al**
 - a) The September meeting was cancelled. The next meeting (which will also be the final Neighborhood Watch meeting for this year) will be held at 12 noon in the Treehill Rec Center on November 16.
2. Landscaping/A-1 Report: **Carol**
 - a) Landscapers have been asked to trim all ivy 1-1/2' from all buildings

3. Website Report (treehillpark.org) **AI**
 - a) The website will be updated.

4. Maintenance Report: Johnny
 - a) **Maintenance Completed:**
 - 23801T Primed and stained back deck and divider wall
 - 23805T Primed and stained back deck and divider wall
 - 23970T Removed and replaced 2 pipe vents on roof
 - 24008T Replaced trim around back of unit and rebuilt back step
 - 24006T Replaced trim around back of unit and rebuilt back step
 - Upper and Mid Treehill – Cleaned off roofs and moss

 - b) **Future Maintenance:**
 - 23922T 2nd story deck rebuild
 - 23988T Remove and install vapor barrier in crawlspace
 - 23964T Trench out 15 ft and run new gutter drain line
 - 23966T Trench out 15 ft and run new gutter drain line
 - Rec. – Fix dry rot around building
 - Complex – Clean roofs, gutter and drains
 - Pool – Winterize and cover pool

5. Rec Center Rentals/Activities:
 - a) November 2 – Dees
 - b) December 14 - Hatter

6. Pool: Carol
Closed – Need to cover pool

7. **Unfinished Business:**
 - a) Ballots for Treehill documents including Eminent Domain for Treehill were distributed beginning 10/21/19. Please send in and vote YES immediately. Volunteers will be going door to door to get signatures from those who do not send in ballot. The Board requires a 75% yes vote for the ballot to pass.
 - b) Margaret is working on HUD / FHA for Treehill.
 - c) Considering the possible impact of the County's plans for 238th, the Board is no longer issuing any further 3rd parking stickers to units that border 238th. After the work on 238th is complete, the Board will revisit the 3rd parking permit ban to determine if it is still warranted. A lot can change during the time it takes to complete a large project like that.
 - d) Contractor will be painting garage units. The Board will be accepting bids for painting of buildings for 2020.
 - e) There are two low flow toilets available. Low flow toilets help save water. The Board will install for FREE one low flow toilet in your unit. Respond by email if you are interested.

8. **New Business:**
 - a) Mice / Rats - Good sanitation won't **get** rid of **mice**, but poor sanitation will attract them. Hoarding in your unit and not cleaning up inside your unit invites rats and mice to be your room mates. The Board will be sending fines to homeowners who do not clean up their units or surrounding area in order to keep rats and mice away. Please do not leave food outdoors 24/7 when feeding your pets. This invites rats and mice. Those with birdfeeders need to clean ground below so that the seeds do not attract rats and mice.
 - b) Garbage can etiquette – Please do not leave garbage and recycling containers on the street per our bylaws. Containers must be returned to your home the day following pick up (Thursday) or risk a **\$20.00 fine**. Please use a dark permanent marker to write your address (example: 22222) on your garbage and recycling containers.

- c) Residents who need paint for trim around newly installed windows or touch up paint need to e-mail treehillliaison@comcast.net that you are in need of paint. You will be given the trim color for your building and the SKU # so you can go to Sherwin Williams to purchase your paint.
- d) The Board is currently accepting applications for new Board members. If you are an owner and have an interest in serving on the Board please refer to our website at www.treehillpark.org. Look under the volunteer tab on the front page for details. The Board is especially seeking owners who have an interest in doing minutes/agendas, updating the Website/Security Cam, treasury or budget duties.
- e) Block neighbor contact for Treehill (Cul-de-sac Communication Liaison) – The Board has agreed to table until next month.

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

- a) Window and door installations must be approved by the Board of Directors. All window and door installations, including sliders, must have a permit from the City of Wood Village.
- b) Do not let your pet use your deck or patio as a bathroom or litter box. Please walk your dog outside in the grass. Pick up excrement, put it in a plastic bag and place the plastic bag inside YOUR garbage can. Many homeowners are allowing pets to use decks and patios as bathrooms and litter boxes and are not picking up or cleaning after them. That will find you receiving a friendly reminder, and/or a fine.
- c) Plants should not sit directly on the patios and decks. The Board recommends that you use wheeling type of holders for the integrity of newly built decks. Plants need to be easily removable when work is required on patios and decks.

F. **There was no Executive Session.**

The next meeting will be held **Wednesday, November 27, 2019 at 6:30 pm.**

Contact email: TreehillLiaison@comcast.net

Website: treehillpark.org

Message Center: 503-790-2100