

**Treehill Park Homeowners Association
Board of Directors
Meeting Minutes
November 27, 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. No homeowners were in attendance.

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, October 31, 2019

**Bank Balance Summary
October 31, 2019**

| | Operating Fund | | Reserve Fund | | |
|-----------------------|--------------------|-----------------|--------------------|--------------------|--------------------|
| | Foundation Bank | Debit Card | Foundation MM | WA Fed MM | WA Fed CD's |
| Beginning Balance | \$12,194.62 | \$500.00 | \$72,886.04 | \$29,956.47 | \$21,416.83 |
| Monthly Income | 32,320.73 | 532.50 | 31.66 | 26.11 | --- |
| Monthly Expense | (26,030.72) | (532.50) | (21,162.38) | --- | --- |
| Ending Balance | \$18,484.66 | \$500.00 | \$49,755.32 | \$26,982.58 | \$21,416.83 |

September 30, 2019 Balances

| | | |
|----------------------------|---------------------|--------------------------|
| Operating Accounts | \$18,984.63 | |
| Reserve Accounts | \$98,154.73 | |
| Total Bank Accounts | <u>\$117,139.36</u> | |
| Accounts Receivable | \$ 7,889.62 | (less doubtful accounts) |
| Total Assets | <u>\$125,028.98</u> | |
| Accounts Payable | \$ 30,797.84 | |

D. **Committee/Project Reports:**

1. Neighborhood Watch: **Al**
 - a) The November meeting was held on November 23. Items discussed included holiday safety ideas and suggestions how to improve attendance in 2020.
2. Landscaping/A-1 Report: **Carol**
 - a) Carol is still working on getting our landscapers to get all the ivy cleared up.

3. Website Report (treehillpark.org) **AI**
a) The website has been updated. Many thanks to former Treehill resident Mark DeBella for his efforts to maintain the site the last year.

4. Maintenance Report: **Johnny**
a) Maintenance Completed:

- 23962T, install new French drain for gutter run off
- 23964T, trench out 15ft and run new gutter pipe line
- 23968T, trench out 25ft and run new gutter pipe line
- Rec Center, install new window and siding on front
- Pool, turn off water and winterize and cover pool
- Upper and Mid Treehill, clean off roofs and moss

b) Future Maintenance:

- 23922T, pull permit and start 2nd story deck re-build
- 23924T, pull permit and start 2nd story deck re-build
- 23988T, remove and install vapor barrier in crawl space
- 23926T, pull permit and start 2nd story deck re-build
- Pool, change out filter sand
- Complex clean roofs, gutter and drains
- Complex clean moss of sidewalks and parking area

Our “Outstanding List” is larger than we can list here. Please don’t think we’ve forgotten your requests.

5. Rec Center Rentals/Activities:
a) December 14 - Hatter

6. Pool: **Carol**
Closed for the season.

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) The Board has extended the date votes are due to December 6. If you have not submitted your vote yet, please do so right away!
- c) Margaret is working on HUD / FHA for Treehill.
- d) 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.
- e) Contractor will be painting garage units. The Board will be accepting bids for painting of buildings for 2020.
- f) 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) The Board voted to increase monthly dues by 2% beginning January 1. This was required in large part because of the expense of our painting project, which cost us \$30,000 this year. (Motion: Debbie Yost; Second: Al Evans)
- b) Debbie Engels has is researching debt collectors to assist Treehill in collecting past-due amounts owed by several intransigent homeowners.
- c) 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.
- d) 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.
- e) Residents who need paint for trim around newly installed windows or touch up paint need to e-mail treehilliaison@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.
- f) The Board is still 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.
- g) 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, January 29, 2020 at 6:30 pm.**

Contact email: TreehillLiaison@comcast.net

Website: treehillpark.org

Message Center: 503-790-2100