

**Treehill Park Homeowners Association
Board of Directors
Meeting Minutes
January 29, 2020**

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. Three 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, December 31, 2019

**Bank Balance Summary
December 31, 2019**

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$11,107.58	\$500.00	\$46,305.70	\$27,007.87	\$21,416.83
Monthly Income	35,746.07	357.09	3,519.91	26.16	172.01
Monthly Expense	(29,696.74)	(373.64)	(11,882.85)	-	-
Ending Balance	\$17,156.91	\$483.45	\$37,942.76	\$27,034.03	\$21,588.84

December 31, 2019 Balances	
Operating Accounts	\$17,640.36
Reserve Accounts	\$86,565.63
Total Bank Accounts	<u>\$104,205.99</u>
Accounts Receivable	\$ 7,608.51 (less doubtful accounts)
Total Assets	<u><u>\$111,814.50</u></u>
Accounts Payable	\$ 18,972.08

- D. **Committee/Project Reports:**
 - 1. **Neighborhood Watch: AI**
 - a) The January meeting was held on January 18. Five homeowners and Sheriff's Sergeant Jennifer Ciobanasiu were in attendance. Items discussed included homeless people going through our trash and recycling, and the possibility of having Alice Busch from Multnomah County come to Treehill and do a presentation on the Cascadia Subduction Zone and the aftermath of the massive earthquake the Zone will generate when it moves again.

b) Two other Sheriff's Deputies have contacted Carol recently about having her sign a Trespass Enforcement Agreement with the Sheriff's Office. For the record, Carol, in her capacity as HOA Board Chair, already signed such an agreement with the Sheriff's Office last year. This means that Treehill has agreed to press formal trespass charges, and appear in court to testify against, anyone the Sheriff's Office arrests for trespassing on Treehill property. *This specifically includes people who are not residents of Treehill digging through our garbage and recycling bins.*

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.

4. Maintenance Report: **Johnny**

a) Maintenance Completed:

23922T, rebuild and update 2nd story deck and railing

23841T, Remediate mold in attic and add proper ventilation to attic Rec. Center, install new railing in front of rec.

23940P, remove and install new toilet

Complex, clean up moss of sidewalks and clean all grates out in creek

b) Future Maintenance:

24011T [CORRECTED], install retainer to stop erosion and grade ground

23924t, start 2nd story deck and railing rebuild

23988T, remove and install vapor barrier in crawlspace

23926t, start 2nd story deck and railing rebuild

Pool, change out filter sand

Complex clean roofs, gutter and drains

Complex clean moss off 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) April 4 Dees 23822 Treehill

6. Pool: **Carol**

Closed for the season.

7. Unfinished Business:

a) Margaret has been working on HUD / FHA for Treehill. The Board will follow up with her on this when her personal issues are better than they are at present.

b) 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.

c) Contractor will be painting garage units. The Board will be accepting bids for painting of buildings for 2020.

d) There are two low flow toilets available. Low flow toilets help save water. The HOA will replace up to two toilets in one unit that are not low flow toilets. Please let us know if you are interested in scheduling an appt in your unit to verify if you have a low flow toilet in your unit. First come, first served.

8. **New Business:**

- a) Margaret York resigned from the Board due to personal issues. Kaye Maddocks applied for the position and was voted in by the Board (motion by Debbie Yost; seconded by Debbie Engels; approved 3/0) to take Margaret's place until Treehill's Annual Meeting in April. At that time the Homeowners present at the meeting will vote to accept or reject Kaye as a Board member. *Thank you, Margaret, for all your years of service to Treehill!*
- b) Debbie Engels has been researching debt collectors to assist Treehill in collecting past-due amounts owed by several intransigent homeowners. The information she gathered indicates that no matter what debt collector we hire, they will take 30% of the amount collected as their fee.
- c) The Board briefly discussed allowing homeowners to rent out one bedroom to a stranger, a la Airbnb. The consensus of opinion among the Board is that allowing this would not be in Treehill's best interests and would or could open the door to all sorts of problems. The City of Wood Village presently does not allow Airbnb-type rentals, but has scheduled two meetings very soon to discuss this topic. The first will be a meeting of the Wood Village Planning Commission and will be held on Wednesday, February 12th at 6:00 PM at Wood Village City Hall. The second meeting will be the Wood Village City Council, on Tuesday, February 25th at 6:00 PM, also at City Hall. City Hall is presently located at 23335 NE Halsey St. We encourage all Treehill Homeowners to try to attend these meetings.
- d) Johnny reported that City of Wood Village employees have been taking the wood chips that Portland General Electric's crews have been leaving for our use in landscaping. Talking with the City employees involved was fruitless, so we are exploring other means of resolving the situation amicably.
- e) 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.
- f) 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.
- g) 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.
- h) 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.
- i) Block neighbor contact for Treehill (Cul-de-sac Communication Liaison) – The Board has agreed to table this once again until next month.
- j) Homeless people in the park.

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, February 26, 2020 at 6:30 pm.**

Contact email: TreehillLiaison@comcast.net

Website: treehillpark.org

Message Center: 503-790-2100