

**Treehill Park Homeowners Association
Board of Directors
Meeting Minutes
February 26, 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, January 31, 2020

**Bank Balance Summary
January 31, 2020**

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$ 17,156.91	\$ 483.45	\$ 37,942.76	\$27,034.03	\$21,588.84
Monthly Income	34,837.47	312.42	10,757.59	26.12	-
Monthly Expense	(35,151.79)	(382.62)	-	-	-
Ending Balance	\$ 16,842.59	\$ 413.25	\$ 48,700.35	\$27,060.15	\$21,588.84

January 31, 2020 Balances

Operating Accounts	\$ 17,255.84	
Reserve Accounts	97,349.34	
Total Bank Accounts	<u>\$ 114,605.48</u>	
Accounts Receivable	\$ 7,874.21	(less doubtful accounts)
Total Assets	<u>\$ 122,479.39</u>	
Accounts Payable	\$ 22,146.76	

D. **Committee/Project Reports:**

1. **Neighborhood Watch: Al**
 - a) The February meeting/potluck was held on Saturday, February 15. Five homeowners and our new liaison with the Sheriff's Office, Sergeant Gary Kirby, were in attendance. Our main points of discussion were 1) the recent car break-in's at Treehill, 2) what kinds of crimes do Treehill residents report to the police, and 3) ways to try to increase attendance at our meetings.
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:

- 23924T, rebuild staircase support
- 23926T, rebuild fire wall and siding on side of unit
- 23806T, install new water valve and new water line
- 23915P, install new roof vent for exhaust fan on roof & baffles in attic
- Complex, spread bark chips on trail and play area

b) Future Maintenance

- 24011T, install retainer to stop erosion and grade ground
- 23924T, finish 2nd story deck and railing rebuild
- 23988T, remove and install vapor barrier in crawlspace
- 23926T, finish 2nd story deck and railing rebuild
- Pool, change out filter sand
- Complex clean roofs, gutter and drains
- Complex clean moss of sidewalks and parking area
- 23990T, repair end wall

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. Johnny will be assisting her.
- 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) Our attorney continues to work with Multnomah County and the court regarding the 238th eminent domain. We hope to have an update from our attorney soon.
- d) Contractor will be painting garage units. The Board will be accepting bids for painting of buildings for 2020. We will paint three buildings this year and three next year. Johnny and Antonio will do Buildings 15 and 23, which will save the Association money.
- e) There are six low flow toilets available. (The number mentioned previously was a typo.) Low flow toilets help save water. The HOA will replace up to two toilets in one unit that are not low flow toilets at no cost to the homeowner. Please let us know if you are interested in scheduling an appointment in your unit to verify if you have a low flow toilet in your unit. First come, first served.

- 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 <https://www.treehillpark.org/Volunteer.html>. On that page you will find information about what being a Board member entails, and a link to an application form. The Board is especially seeking owners who have an interest in becoming the Board Secretary.
- g) 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.
- h) 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.
- i) 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.
- j) 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.

8. **New Business:**

- a) Treehill's Annual Meeting will be held on Sunday, April 26, 2020 at 4:00 PM in Treehill's Rec Center. Business to be conducted will include voting to approve Kaye Maddocks as a new Board member and to vote on renewing Carol Woods as a Board member.
- b) The Board discussed re-wording Treehill's pool use agreement to ensure that homeowners understand that they have a responsibility to reclaim all pool use keys and wristbands from their renters when the renters move out, or pay for the replacement of any pool keys and/or wristbands not returned.
- c) The Board met with John Niiyama, Public Works Director for the City of Wood Village. The City is embarking this year on a program to make some major improvements to Donald L. Robinson Park, which is located directly to the East of Treehill's property. Some of the planned changes are going to be made in the open field that presently abuts Poplar Court. The Board had concerns that both during construction and after, the improvements would draw a large number of people who would use NE Treehill Drive to access the park and cause parking issues for our residents. Mr. Niiyama gave the Board his assurances that construction crews and park users would not need to use NE Treehill Drive but would access the park from Hawthorne Avenue. The City will install signage at Treehill's entrance noting that park access via Treehill Drive is prohibited. Treehill residents will still be able to access and use the park from our property by foot as they do now. The park will only be open from dawn to dusk and will be closed off with a locked gate on Hawthorne when the sun goes down. The Board feels that, as described by Mr. Niiyama, the improvements to be made adjacent to Treehill's property will provide Treehill residents with an enhanced recreation area for themselves and their families with little downside.

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, March 25, 2020 at 6:30 pm.**

Treehill's Annual Meeting will be on Sunday, April 26, 2020, at 4:00 PM.

Contact email: TreehillLiaison@comcast.net

Website: treehillpark.org

Message Center: 503-790-2100