

Treehill Park Homeowners Association  
Board of Directors



**Conference Call Only**  
**Meeting Minutes**  
**May 27, 2020**  
**6:00 PM**

**Establish Quorum of the Board:** A quorum of the Board was established with: Carol Woods, Al Evans, Debbie Yost, Debbie Engels, Kaye Maddocks.

**A. Homeowners Forum:**

1. None.

**B. Consent Agenda/Announcements:**

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

**C. Financials: DATE March 31, 2020 and APRIL 30, 2020**

**Treehill Park Homeowners Association**  
**Bank Balance Summary**  
**March 31, 2020**

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$12,675.54	\$500.00	\$52,415.01	\$27,084.60	\$21,588.84
Monthly Income	29,087.22	-	3,758.97	20.17	-
Monthly Expense	(28,467.65)	(26.98)	(3,850.00)	-	-
<b>Ending Balance</b>	<b>\$13,295.11</b>	<b>\$473.02</b>	<b>\$52,323.98</b>	<b>\$27,104.77</b>	<b>\$21,588.84</b>

<b>March 31, 2020 Balances</b>	
Operating Accounts	\$ 13,768.13
Reserve Accounts	<u>101,017.59</u>
<b>Total Bank Accounts</b>	<b>\$ 114,785.72</b>
Accounts Receivable	\$ 10,623.28 (less doubtful accounts)
<b>Total Assets</b>	<b><u>\$ 125,409.00</u></b>
Accounts Payable	\$ 27,170.07

**Treehill Park Homeowners Association**  
**Bank Balance Summary**  
**April 30, 2020**

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$13,295.11	\$473.02	\$52,323.98	\$27,104.77	\$21,588.84
Monthly Income	28,044.42	355.68	3,755.69	11.11	-
Monthly Expense	(34,427.02)	(328.70)	-	-	-
<b>Ending Balance</b>	<b>\$6,912.51</b>	<b>\$ 500.00</b>	<b>\$56,079.67</b>	<b>\$27,115.88</b>	<b>\$21,588.84</b>

<b>April 30, 2020 Balances</b>	
Operating Accounts	\$7,412.51
Reserve Accounts	104,784.39
<b>Total Bank Accounts</b>	<u>\$112,196.90</u>
Accounts Receivable	\$10,623.28 (less doubtful accounts)
<b>Total Assets</b>	<u><u>\$122,820.18</u></u>
Accounts Payable	\$27,170.07

D. **Committee/Project Reports:**

1. **Neighborhood Watch:** **AI**
  - A. There have been no meetings since February due to the Coronavirus Pandemic.
  
2. **Landscaping/A-1 Report:** **Carol**
  - A. The landscaping crew killed four of our plants. Johnny bought replacements, which A-1 has reimbursed us for.
  - B. Website Report (treehillpark.org) **AI**
    - a. The website front page was updated on March 10, 2020 to announce the cancellation of all physical meetings for the Board and Neighborhood Watch until at least the end of June.
    - b. Links to official information from the Oregon Health Authority, Multnomah County, and others regarding the pandemic were also placed on the front page at that time.
  
4. **Maintenance Report:** **Johnny**
  - i. **Maintenance Completed:**
    - 23924T, paint front of unit and stain deck install new railing pass inspection and rebuild divider wall in back
    - 23926T, paint front of unit and stain deck install new railing pass inspection and rebuild back divider wall in back
    - 23822T, paint front of unit and stain deck pass inspection replace trim around back
    - Complex, spread bark chips on trail and play area

ii. **Future Maintenance**

- 23845T, remove and replace deck, siding, railing and divider wall
- 23847T, remove and replace deck, siding, railing and divider wall
- 23988T, remove and install vapor barrier in crawlspace
- 23931T, build new front gate (waiting for parts)
- 23929T, build new front gate (waiting for parts)
- 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.**

c. Rec Center Rentals/Activities:

None. See below under Pool.

d. Pool: **Carol**

Multnomah County has informed Carol that they can (and presumably will) fine us if we open the swimming pool and/or the rec center building at this time. Accordingly, both are closed to all except Board members and our maintenance crew (on an as-needed basis only) for the duration of the pandemic.

e. **Unfinished Business:**

7. **New Business:**

- a. Everyone who lives at Treehill, homeowners and renters alike, is obligated to familiarize themselves with and abide by our Bylaws and Condo Rules, including those pertaining to what types of vehicles are and are not allowed to be on Treehill property overnight. If you do not have a copy of them, both documents are available in .PDF format for download at treehillpark.org.
- b. Update on NE 238<sup>th</sup> Drive situation.
- c. Annual Meeting cancelled due to Coronavirus Pandemic.
  1. Two Board members are up for re-election/election this year. Email ballots will be sent to all homeowners. Please return them as soon as you can.
  2. We will also need to vote on the 2019 Revenue Ruling.

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

- a. If you find it necessary to email the Board, please be sure to include the address of your unit in the email, preferably in the Subject line.
- b.

9. **The Meeting Will Be Adjourned To Executive Session** (delinquencies, attorney consultation, violations, staffing issues).

The next meeting will be held via teleconference on **Wednesday, July 29 at 6:00 pm.**

Contact email: TreehillLiaison@comcast.net

Website: treehillpark.org

Message Center: 503-790-2100

**AS MENTIONED ABOVE, PLEASE INCLUDE YOUR FULL NAME AND UNIT ADDRESS IN ANY EMAIL OR PHONE MESSAGE**