

Treehill Park Conference Call Meeting Date – 08/26/20 6:00 pm

Establish Quorum of the Board: A quorum of the Board was established with: Corey Bayha, Debbie Engels, Al Evans, Kaye Maddocks, and Carol Woods, all present via telephone conference call.

A. Homeowners Forum:

1. Owing to the ongoing pandemic which caused to the meeting to be held via conference call, no homeowners were present other than the Board and Johnny Velasquez, Treehill’s maintenance lead.

B. Consent Agenda/Announcements:

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

C. Financials: DATE June 30, 2020 and July 31, 2020

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

Operating Fund		Reserve Fund		
Foundation Bank	Debit Card	Foundation MM	WA FED MM	WA FED Cd's
<u>Balance:</u> \$10,045.47	\$500.00	\$59,837.07	\$27,127.37	\$21,588.84
<u>Monthly Income:</u> \$27,324.18	\$216.61	\$3,754.01	\$11.12	-
<u>Monthly Expenses:</u> (\$32,679.16)	(\$244.97)	(\$3,440.00)	-	-
Ending Balance: \$5,099.49	\$471.64	\$60,151.08	\$27,138.49	\$21,588.84

	June 30, 2020 Balances
Operating Accounts	\$5,571.13
Reserve Accounts	\$108,878.41
Total Bank Accounts	<u>\$114,449.54</u>
Accounts Receivable	<u>\$7,646.14 (less doubtful accts)</u>
Total Assets	<u><u>\$122,095.68</u></u>
Accounts Payable	\$18,544.15

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

Operating Fund		Reserve Fund		
Foundation Bank	Debit Card	Foundation MM	WA FED MM	WA FED Cd's
<u>Balance:</u> \$5099.49	\$471.64	\$60,151.08	\$27,138.49	\$21,588.84
<u>Monthly</u>				
<u>Income:</u> \$34,632.38	\$340.89	\$17.83	\$11.50	-
<u>Monthly</u>				
<u>Expenses:</u> (\$26,732.19)	(\$312.53)	(\$1100.00)	-	-
Ending				
Balance: \$12,999.98	\$500.0	\$59,068.91	\$27,149.99	\$21,588.84

	July 31, 2020 Balances
Operating Accounts	\$ 13,499.98
Reserve Accounts	107,807.74
Total Bank Accounts	<u>\$ 121,307.72</u>
Accounts Receivable	<u>\$ 7,341.44 -less doubtful accounts-</u>
Total Assets	<u><u>\$ 128,649.16</u></u>
Accounts Payable	\$ 30,802.59

D. **Committee/Project Reports:**

1. **Neighborhood Watch: AI**

A. There have been no Neighborhood Watch meetings since February due to the Coronavirus pandemic.

2. **Landscaping/A-1 Report: Carol**

A. Carol told us that the landscapers, who normally come here on Monday, will be here instead on Friday during weeks when Monday is a holiday.

3. **Website Report (treehillpark.org) AI**

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.

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.

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F. Maintenance Report: Johnny

1) Maintenance Completed:

- 23845T, rebuild back deck, divider wall and railing
- 23926T, rebuild back deck, divider wall and railing
- 23953P, build new front gate
- 23929T, update back deck railing up to code and install new gate
- 23931T, update back deck railing up to code and build new front gate and trim around back slider
- 24010T, remove siding and structural damage from beetles and rebuild
- 23948T, remove siding and structural damage from beetles and rebuild and rebuild back divider wall
- 23946T, remove siding and structural damage from beetles and rebuild
- 23952T, rebuild back divider walls and build new back gate

2) Future Maintenance

- 23805T, rebuild back deck and railing
- 23972T, rebuild back deck and railing
- 23988T, remove and install vapor barrier in crawlspace
- 23990T, rebuild end wall of unit
- 23941T, fix dry rot around unit for home sale report
- 23902T, remove dry rot siding on back side of unit
- Complex power wash decks and stain
- Pool, change out filter sand
- Complex clean roofs, gutters and drains
- Complex clean moss of sidewalks and parking area
- 23966T, rebuild front entry way

4. Rec Center Rentals/Activities:

None until further notice due to the ongoing pandemic.

5. Pool:

Because of the pandemic, the pool is closed until such time as Multnomah County advises us that it is safe to open it. Realistically, that will be most likely be the Summer of 2021.

6. Unfinished Business:

- a. 238th widening project – We have settled with the County for \$185,000.00 but have not yet seen the money in our account for projects for the property.
- b. FHA / HUD Johnny will try to contact Margaret regarding this and find out how much is done. Someone needs to take over and complete this important project.

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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. Annual Meeting cancelled due to Coronavirus Pandemic.
- c. After several years of hosting some of Treehill's security cameras at his unit and at his expense for electricity, etc., John Gallucci has asked that, from this point on, Treehill reimburse him for those expenses. The Board agreed, and will have Kappes-Miller credit his account \$30 per month as long as he continues hosting our cameras. The Board would like to thank John for all the help he has given Treehill over the years.

8. From the Board - Friendly Reminders:

Courtesy reminder that all trash and recycling receptacles are to returned to your residence within **48 hours** of pick up, that is Thursday at the latest please. In the near future we will begin to fine violators. We would rather have your cooperation than your money, so please retrieve your cans in a timely manner.

On the same subject, Waste Management fines Treehill for every receptacle that is over-filled to the point that the lid will not close completely. If all of your trash will not fit in your receptacle, please try to make it fit or hold part of it until the following week.

Waste Management also will not pick up items that are just left on the ground. If you need to dispose of an item that will not fit in your receptacle, you will have to find some other way to deal with it.

If you have need of a parking pass please visit the DOWNLOADS page at:

<https://www.treehillpark.org/>

Fill out the [Owner / Tenant Information](#) attachment and send to:

treehillliaison@comcast.net

This will get the process going for your parking sticker, friendly reminder to place in clear view on the back glass of the vehicle or windshield. Thank you

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

The next meeting will be held **Wednesday, September 30 at 6:30 pm.**

Contact email: TreehillLiaison@comcast.net

Website: treehillpark.org

Message Center: 503-790-2100