

Treehill Park Homeowners Association Board of Directors



Video Conference Only Meeting Minutes September 30, 2020 6:30 PM

Establish Quorum of the Board: A quorum of the Board was established with: Carol Woods, Board Chair; Kaye Maddocks, Treasurer; Al Evans, Secretary; Debbie Engels; Corey Bayha. Treehill’s maintenance lead, Johnny Velasquez, was also in attendance.

A. Homeowners Forum:

1. Dawn Petricevic inquired when the repairs to her unit will be started (toward the end of October) and also floated the idea of creating a community garden on the east end of Treehill’s property. She was told to contact Maurice, who has recently volunteered to head a small group of homeowners who will work on Treehill’s landscaping.
2. Corey Bayha wondered if Treehill could request bids on having a professional gutter cleaning company deal with Treehill’s huge number of gutters that require attention.
3. Nikki Barone noted there is a lot of dry rot on the units near hers, and she wonders if that will be addressed before painting begins on those units. Carol said we are probably finished with painting for this year, and Johnny added that his goal is to get ahead of the painters with repairs like the ones Nikki brought up.

B. Consent Agenda/Announcements:

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

C. Financials: DATE August 31, 2020

Treehill Park Homeowners Association Bank Balance Summary August 31, 2020

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$14,649.98	\$500.00	\$60,168.91	\$27,149.99	\$21,588.84
Monthly Income	28,483.38	---	3,750.36	11.50	---
Monthly Expense	(34,110.07)	(228.02)	(17,247.90)	---	---
Ending Balance	\$ 9,023.29	\$271.98	\$46,671.37	\$27,161.49	\$21,588.84

August 31, 2020	Balances	
Operating Accounts		\$ 9,295.27
Reserve Accounts		95,421.70
Total Bank Accounts		\$104,716.97

Accounts Receivable \$ 8,113.48 (less doubtful accounts)

Total Assets \$ 112,830.45

Accounts Payable \$ 21,884.61

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. Carol spoke with Arturo from A1 Landscaping to find out where we should place trimmings and expect his workers to pick them up. His response was, "anywhere on the grass." Dawn stated that she has left trimmings on the grass and A1's people have "worked around them" and left them there. Carol repeated that she had spoken with Arturo and he had said it would happen. She also told Dawn to let her know when she had trimmings out (including the location) and she will contact the landscapers and make sure they understand those need to be picked up. Trimmings will also be taken if put in the bottom of your garbage container.

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

A. The Minutes page of the website was updated to include the minutes from the last three Board meetings. Due to the coronavirus pandemic, those meetings were conducted via telephone conference call for the safety of all involved.

4. Maintenance Report: **Johnny**

i. **Maintenance Completed:**

- 24036T, rebuild shed doors and replace trim on front entrance
- 23805T, rebuild back deck, divider wall and railing
- 24034T, rebuild shed doors and replace trim on front entrance
- Complex, Replace 10 leaking hose bibs
- 23966T, rebuild back deck and update railing
- 23941P, rebuild shed doors and replace trim around unit and paint

ii. **Future Maintenance**

- 23972T, rebuild back deck and railing
- 23988T, remove and install vapor barrier in crawlspace
- **23990T, rebuild side siding wall of unit**
- **23902T, remove dry rot siding on back side of unit**
- **Complex power wash decks and stain**
- 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.

3. Rec Center Rentals/Activities: None for the foreseeable future due to the pandemic.

4. Pool: **Carol** The pool is closed for the year, having never really opened due to the pandemic.

5. **Unfinished Business:**

- A. We have received a first payment from Multnomah County regarding the NE 238th project. The amount received came to \$68,000, and was deposited into Treehill's Reserve Fund.
- B. The Board and some of the homeowners present had a lively discussion about the ongoing parking situation at Treehill. The bottom line: Our residents (homeowners and renters alike) want to park more cars here than Treehill has parking spaces. This is not a matter of the HOA being indifferent to the undoubtedly very real needs of our residents. It is a matter of simply not having enough parking spaces to satisfy those needs. This is going to require some tough choices by the Board, and it is likely that not everyone is going to be pleased with the outcome.
- C. Margaret was working on the FHA/HUD paperwork for Treehill when her health took an unexpected turn for the worse. We have retrieved those documents and Carol has gone over them with the person who had previously done them. He informed Carol that as of the present time, Treehill is not approved for FHA. However, the next time a property here is bought using FHA, the broker will process the paperwork and we will be approved.

7. **New Business:**

- i. Owing to the pandemic, the Board is not comfortable with the idea of resuming public meetings in the Rec Center at this time. In the interest of openness and providing a public forum for Treehill homeowners, the Board has discussed making all Board meetings available via Zoom Video Conferencing. Tonight's meeting was available to Treehill homeowners via Zoom.
- ii. The Board also discussed creating a flyer or poster advertisement to find an additional part-time maintenance person to assist Johnny and Antonio. Kaye Maddocks agreed to create an advertisement.
- iii. Carol has opened a new charge account at Parr Lumber for Treehill. This gives us additional opportunities to save money on purchases of wood used for many of the projects Johnny and Antonio work on, such as repairing or rebuilding decks.
- iv. It has become apparent to the Board that some decks have been rebuilt larger than they originally were. This is a problem because when we need to rebuild those decks, the cost is considerably higher than it would have/should have been. Because records of who asked for and was given permission to make their decks larger are skimpy, the Board is going to have Corey do an inventory of every deck in Treehill, which unit and what size. For at least the time being, there will be no more exceptions granted to people asking to make their decks larger.
- v. A waste Management truck hit an overhanging carport roof on Poplar Court on September 30. The driver admitted causing the damage. Johnny is preparing an estimate of what it will cost to have the damage repaired and we will submit it to W. M. for payment. Carol remarked that she will also address the fact that W.M.'s vehicles drive too fast on our property and need to slow down.
- vi. Because of multiple attempts by parties unknown to steal Treehill's trailer and/or break into our Quonset Hut, it was proposed that we build a fence around both. The Board discussed this and questioned Johnny about the project, including alternative products to build the fence out of. One drawback is the fact that the price of wood is sky high at present. Alfredo bid \$4800 for the job, including all materials and labor. Corey Bayha moved that we accept the bid, and Al Evans seconded it.
- vii. Johnny told the Board that he feels Treehill needs to invest in re-paving the parking areas in the entire property. The asphalt in the parking spaces is old and crumbling, which, among other things, makes it very difficult for him to re-paint the lines that mark the parking spaces. Carol asked Johnny to get three bids for the areas that are most in need, and for the entire complex.

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

Garbage cans: Everyone (homeowners and renters) needs to remember that even though each unit has one assigned garbage bin and one recycle bin, those bins are the not the homeowner's property. Waste Management sends Treehill one invoice every month, which we pay for ALL 108 units. If you place your garbage bin out for pickup and someone else puts a bag of their garbage in it, that is not any sort of violation. (If someone enters wherever you store your bin and places their garbage in it, that is another matter entirely.) The way that becomes an issue would be if that added garbage over-fills the bin so the lid will not close. *Lids must close completely.* Otherwise that is a violation and Waste Management will fine Treehill for it. If we can reliably identify the homeowner responsible, that fine will be passed along to them.

We have 22 units with garages. Carol pointed out that Resolution 18-01, paragraph 27, states "Garages must be used for parking vehicles, not as additional living space or primarily for storage." Given our current parking situation, it is very important that all Treehill residents abide by this Resolution. No one on the Board wants to tow anyone's vehicle(s). But if people continue to park in violation of the rules, including this Resolution, we will have no choice.

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

The next meeting will be held **Wednesday, October 28, at 6:30 pm. At this time it is unknown if this will be another Zoom video conference or not.**

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