

Treehill Park Homeowners Association Board of Directors



Zoom Video Conference Board Meeting Minutes October 28, 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. Treehill's maintenance lead, Johnny Velasquez, was also in attendance.

A. Homeowners Forum:

- 1 Maurice asked if the Quonset hut was going to be fully enclosed by the new fence. Carol told her that it was not. Part of the hut is on City of Wood Village property (granted to Treehill by the city) and we cannot fence that.
- 2 Theresa asked about having the trees in front of her unit trimmed. They overhang her patio and have covered it with 6-8 inches of leaves. She was told the landscapers don't go onto patios so she would have to sweep them outside her gate. When she pointed out that she has a bad knee and is unable to do that, Maurice offered to come by her patio and take a look at it and determine if it was such that she could tell A1 to take care of it, even though it is a patio.

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 September 30, 2020*

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

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$ 9,023.29	\$271.98	\$46,671.37	\$27,161.49	\$21,588.84
Monthly Income	30,855.71	1,328.20	68,017.21	8.68	---
Monthly Expense	(35,032.90)	(1,100.18)	(4,400.00)	---	---
Ending Balance	\$ 4,846.10	\$500.00	\$110,288.58	\$27,170.17	\$21,588.84

Sept. 30, 2020*	Balances	
Operating Accounts	\$ 5,346.10	
Reserve Accounts	159,047.59	
Total Bank Accounts	\$164,393.69	
Accounts Receivable	\$ 8,731.88	(less doubtful accounts)

Total Assets \$ 173,125.57

Accounts Payable \$ 22,070.73

D. **Committee/Project Reports:**

1. **Neighborhood Watch:** **AI**

- A. There have been no meetings since February due to the Coronavirus Pandemic.
- B. The Board has received reports of kids (girls with purple or blue streaks in their hair) breaking bottles by the mailboxes that are located just inside the entrance to our property. One of Treehill's residents and her daughter cleaned up the broken glass. Thank you, Tristee! At this time, we do not know who the girls were who made the mess.
- C. We also had a mattress dumped in the middle of the night near the other set of mailboxes located around the corner on Treehill, just past the Rec Center. It is believed that the dumper, who drove a black Acura, is not a Treehill resident. However, the fact that they did not have the mattress tied onto their car leads us to believe that they live someplace nearby. Thanks to Dawn and Margaret for alerting us to the situation and for moving the mattress so it was no longer blocking a parking space.

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

- A. Maurice has met with Arturo of A1 Landscaping regarding natural erosion of Arata Creek's bed. They discussed the problem, but there are few if any options available to us for remediation as Arata Creek is a legally-recognized wetland. We can do no digging in the creek bed, period.
- B. A Cottonwood tree growing next to the creek bed that had grown too large was removed.
- C. The landscapers were given a list of dead trees to remove, and forgot one. When we called them to point out the oversight, one man returned in his own vehicle and cut down the tree. The rest of the crew returned a few days later and put the cut up tree through a large wood chipper.

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

- A. The Minutes page of the website was updated to include the minutes from the last Board meeting, which was held on September 30.

4. **Maintenance Report:** **Johnny**

i. **Maintenance Completed:**

- 24002T, add new exhaust vent to side of unit
- Wood shed, build new fence around for trailer parking
- 24036A, replace trim on front of unit
- Complex, clean gutters and roofs
- 24066T, rebuild back deck and update railing
- 23990T, rebuild end wall of building

ii. **Future Maintenance**

- 23972T, rebuild front enclosure
- 23988T, remove and install vapor barrier in crawlspace
- 23990T, rebuild divider wall and shed doors
- 23902T, remove dry rot siding on back side of unit
- Complex power wash decks

- Pool, winterize
- Complex clean roofs, gutter, and drains
- Complex clean moss of sidewalks and parking area
- The first cul de sac on the right going up Treehill needs to be repaved, but it is too late in the year to begin that.

We had a misunderstanding between ourselves and the contractor we hired to paint two buildings. This led to a delay in the work being begun. We have made the association's attorney at Vial-Fotheringham aware of the situation so he can step in if needed. At this point, it does not appear that will be necessary.

Contractors doing work for Treehill need to understand that our management company cuts checks twice a month, on the 1st and the 15th. Invoices submitted for payment must be received at least 5 days prior to that or they will be held over until the next payment date.

Our "Outstanding Future Maintenance 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. 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.

It is especially important that people with garage units who are not already doing so begin to use their garages for parking as Resolution 18-01 states. If they have two vehicles, one must be parked in the garage and the other in front of the garage.

We have had a situation with Cottonwood residents and visitors parking in Treehill spaces. Carol has been in touch with a member of Cottonwood's board about this, and they have notified their homeowners that their cars will be towed if they continue to park in our parking spaces. We have also ordered new signs that say "No Cottonwood Parking" to make it unmistakably clear.

7. **New Business:**
 - i.

- 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.

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

The next meeting will be held **Wednesday, November 25, at 6:30 pm. At this time, it is unknown if this will be another Zoom video conference or not.**

Contact email: TreehillLiaison@comcast.net
Website: treehillpark.org
Message Center: 503-790-2100

*NOTE: In the Agenda for this meeting, the dates given for the various Financials was August 31, 2020. That was an oversight. September 30, 2020, is the correct date, and the Financials themselves are correct.

We regret any confusion this may have caused.