

Treehill Park Homeowners Association Board of Directors



Board Meeting Minutes November 25, 2020 Zoom at 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:**

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 October 31, 2020**

Treehill Park Homeowners Association Bank Balance Summary October 31, 2020

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$ 4,846.10	\$ 500.00	\$110,288.58	\$27,170.17	\$21,588.84
Monthly Income	37,779.43	59.00	3,763.46	7.24	---
Monthly Expense	(31,795.14)	(59.00)	(10,050.00)	---	---
Ending Balance	\$ 10,830.39	\$500.00	\$104,002.04	\$27,177.41	\$21,588.84

October 31, 2020	Balances	
Operating Accounts	\$ 11,330.39	
Reserve Accounts	152,768.29	
Total Bank Accounts	\$164,098.68	
Accounts Receivable	\$ 1,005.01	(less doubtful accounts)
Total Assets	\$165,103.69	
Accounts Payable	\$ 23,629.10	

D. **Committee/Project Reports:**

1. Neighborhood Watch: **Al**
 - A. There have been no meetings since February due to the Coronavirus Pandemic.
2. Landscaping/A-1 Report: **Maurice**

- A. Not much is going on at present. Mostly dealing with leaves. Maurice did clear all the leaves out of 23886's patio.
- B. Maurice did point out that it was Alder Creek Tree Service, not our landscaping service, who dealt with the dead trees mentioned in the October minutes.

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 October 28.
- B. The front page of the site was updated to include a notice concerning public meetings at Treehill in light of the ongoing pandemic.

4. Maintenance Report: **Johnny**

i. **Maintenance Completed:**

- 23990T, rebuild end wall on building, divider walls, shed and doors, new gate and install new camera system
- 23801T, install new camera system
- Pool, winterize pool
- Complex, clean gutters, roofs, install hose bib covers and tag cars
- 23902T, remediate mold in attic and seal sheeting with Zinsser mold primer

ii. **Future Maintenance**

- 23972T, rebuild shed, divider walls and new gate
- 23988T, remove and install vapor barrier in crawlspace
- 23966T, rebuild shed, divider walls and new gate
- 23902T, remove dry rot siding on side of unit
- Poplar ct. Fix carport damage from Waste Management (for which we have not yet been reimbursed)
- Complex clean roofs, gutter, and drains
- Complex clean moss off sidewalks and parking area

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. We will be resurfacing the pool in anticipation of being able to open it next summer.

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.

Beginning January 8, 2021, we will begin tagging vehicles from garage units that are parked someplace other than in their garage or just outside it (beneath their deck).

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:**

- A. Next buildings to be painted will be 23982-23990 and 23921-23933.
- B. Interview applicants for the Board
- C. No meeting in December

8. **Old Business:**

- A. Parking tags
- B. We have received no more payments from Multnomah County.

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 Was Adjourned To Executive Session** (delinquencies, attorney consultation, violations, staffing issues).

The next meeting will be held **Wednesday, January 27, 2021 at 6:30 pm. At this time, it is likely this will be another Zoom video conference.**

Contact email: TreehillLiaison@comcast.net

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