

Treehill Park Homeowners Association Board of Directors

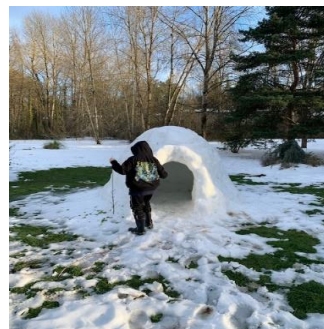


Zoom Video Conference Board Meeting Minutes February 24, 2021 6:30 PM

Establish Quorum of the Board: A quorum of the Board was established with: Carol Woods, Al Evans, Kaye Maddocks, Debbie Yost and Dawn Petricevic. Margaret Jiménez, Ed Thompson, Maurice and Treehill’s maintenance lead, Johnny Velasquez, was also in attendance.

Homeowners Forum: Snow removal from the main areas. We need to be able to plow the main areas so we can travel in and out of Treehill safely. Leaving the snow and ice made it very difficult for folks to get to work. Johnny suggested that we look into a plow for the John Deer that can be attached to the front so in the future when this happens, we have the means to take care of this. The board will consider this request once the pricing has been determined.

On a bright note, the Thorpe family and Isaac who reside in Poplar Ct, made an igloo. Below pictures are of their hard work. Many folks stopped by and had their picture taken by it. Nice Job!



A. Consent Agenda/Announcements:

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

B. Financials:

Treehill Park Homeowners Association Bank Balance Summary January 31, 2021

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$ 5,941.00	\$ 500.00	\$ 97,554.85	\$27,188.74	\$21,588.84
Monthly Income	\$ 39,570.93		\$ 4,520.69	\$ 5.77	\$ 155.63
Monthly Expense	\$ (28,353.37)	\$(265.13)	\$(3,650.00)	-	-
Ending Balance	\$ 17,158.56	\$ 234.87	\$98,425.54	\$27,194.51	\$21,744.47

January 31, 2021 Balances	
Operating Accounts	\$ 17,393.43
Reserve Accounts	\$ 147,364.52
Total Bank Accounts	<u>\$ 164,757.95</u>
Accounts Receivable	\$ 3,102.05 (less doubtful accounts)
Total Assets	<u><u>\$ 167,860.00</u></u>
Accounts Payable	\$ 23,712.77

C. **Committee/Project Reports:**

1. **Neighborhood Watch: AI**
Considering a Neighborhood watch by Zoom in March.
2. **Landscaping/A-1 Report: Maurice**
Still needs to meet up with the new crew leader with A1 to review expectations
3. **Website Report (treehillpark.org) AI**
January minutes need to updated. Wondered if we should link the Zoom Board meetings on the Website so Homeowners may review. It could be password protected so just Treehill owners can review.
4. **Maintenance Report: Johnny**
 - i. **Maintenance Completed:**
 - 23940P, rebuild side wall on unit and divider walls, shed doors and new gate
 - 23924T, fix leaking roof
 - Pool, received bids for resurfacing pool
 - Complex, clean up walkways from snow storm
 - 23984T, replace siding on side of unit entrance
 - 23972T, caulk upper window water leak
 - 23940P, caulk upper window water leak
 - ii. **Future Maintenance**
 - 23972T, rebuild shed doors, divider walls and new gate
 - 23942P, rebuild shed, divider walls and new gate
 - 23831T, remove dry rot siding on side of unit and rebuild sheds doors and new wood gate
 - Poplar Ct. Fix carport damage for Waste Management
 - Complex clean roofs, gutter, and drains
 - Complex clean moss of 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.**

5. **Rec Center Rentals/Activities:**
None for the foreseeable future due to the pandemic.
6. **Pool: Carol**
The pool is closed for the year, having never really opened due to the pandemic

D. **Unfinished Business:**

Settlement from the County has not been received yet as a court order had to be prepared so the County would release the funds.

Work on 238th - Work is to begin the February 26 and continue into the summer. 238th hill will be closed for most of it starting in April.

E. **New Business:**

New Hire – Tony has been hired to assist Antonio and Johnny with the work load.

Pool resurfacing and current bids – While the board sought out an additional 5 bids, none were able to provide one. The board voted to go with the Oregon Pool and Plastering to complete the work and replace the tile at the water line. The work may begin in March.

Paving - Various spots around the complex will need to be repaved in order to stripe the lots. That work will begin in the Spring.

Dog Poo – While this really should not be an issue if you own a dog, there continues to be dog owners that do not pick up their dog's poo. Three residence in Poplar Court will purchase a few signs that hold bags for those who seem to forget and a garbage can to place the bag of poo in. We would prefer to set our residents up for success. Once a month these cans will be emptied. If this does not help the problem then the board is serious about fining. Your choice, take care of your responsibility as a dog owner or be fined.

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

When vehicle or other information needs to be updated, do it by sending a written notice by email to Kappes-Miller at Connie.fleming@kappesmiller.com or mail to 50 SW Pine St, Suite 400, Portland OR 97204. Do not complete a new Owner/Tenant Request Form. Owner/Tenant Request forms need only be completed for new owners or new renters

The Meeting Will Be Adjourned To Executive Session

(delinquencies, attorney consultation, violations, staffing issues).

The next meeting will be held **Wednesday, March 31, 2021, at 6:30 pm.**
Contact email: TreehillLiaison@comcast.net
Website: treehillpark.org
Message Center: 503-790-2100