

Treehill Park Homeowners Association Board of Directors



Zoom Video Conference Board Meeting Minutes March 31, 2021 6:30 PM

Establish Quorum of the Board: A quorum of the Board was established with: Carol Woods, Debbie Engles, Debbie Yost, Al Evans, Kaye Maddocks, and Dawn Petricevic. Koreen Lucas, Jocelin Higgins and Treehill’s maintenance lead, Johnny Velasquez, were also in attendance.

A. **Homeowners Forum:** Cottonwood pressure washed their roof tops and the debris landed on Treehill vehicles. It would have been nice if they could have let the closer Treehill units know so they could move anything they did not want to get dirty from the falling debris. One of us will contact Cottonwood to let them know.

Welcome new homeowner Jocelin Higgins.

B. **Consent Agenda/Announcements:**

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

C. **Financials:**

Treehill Park Homeowners Association Bank Balance Summary February 28, 2021

| | Operating Fund | | Reserve Fund | | |
|-----------------------|--------------------|------------------|---------------------|--------------------|--------------------|
| | Foundation Bank | Debit Card | Foundation MM | WA Fed MM | WA Fed CD's |
| Beginning Balance | \$ 17,158.56 | \$ 234.87 | \$98,425.54 | \$27,194.51 | \$21,588.84 |
| Monthly Income | \$ 31,377.75 | \$ 376.80 | \$121,521.50 | \$ 5.22 | 155.63 |
| Monthly Expense | \$(38,709.44) | \$(111.67) | \$ (850.00) | - | - |
| Ending Balance | \$ 9,826.87 | \$ 500.00 | \$219,097.04 | \$27,199.73 | \$21,744.47 |

| | | |
|----------------------------|----------------------------|--------------------------|
| February 28, 2021 | Balances | |
| Operating Accounts | \$ 10,326.87 | |
| Reserve Accounts | \$268,041.24 | |
| Total Bank Accounts | <u>\$278,368.11</u> | |
| Accounts Receivable | \$ 5,808.65 | (less doubtful accounts) |
| Total Assets | <u><u>\$284,176.76</u></u> | |
| Accounts Payable | \$ 28,361.73 | |

D. **Committee/Project Reports:**

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

Zoom would be the best way to resume the neighborhood watch. AI will let us know when he is ready to begin and notify the population.

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

Dawn Petricevic to oversee the Landscaping again. The ivy on Treehill Drive was weed eaten to the ground. The shrub/trees in question still have ivy growing through them. Dawn spoke with Arturo and asked we keep the regular maintenance schedule of mowing, edging, shrub trimming and debris blowing. Dawn walked Treehill with Arturo on March 30th to set up designated areas throughout Treehill where A-1 knows that they are to take yard debris. Having to call and let A-1 know who has a pile and where to pick it up at is inefficient. Johnny will order signs for the designated areas so this new allowance can be made for those who have yard debris to dispose of.

There are concerns about weed spray. If you **do not** want the use of weed spray around the front of your unit and in some cases the side, please email Dawn at nwmxmom@gmail.com and she will place a sticker on your address bar. The sticker will notify A-1 to not spray around your unit. *This means that you are responsible to maintain your area weed free. If at anytime the weeds become an issue, you will no longer qualify for this and weed spray will be used.*

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

The website now has several years of minutes for review. AI has made it much easier to Maintain and update.

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

Maintenance Completed:

- 23831T, rebuild side wall on unit and divider walls, shed doors and new gate
- 23829T, rebuild side wall on unit and divider wall, shed doors and new front gate
- Pool, uncover pool
- 23882T, trim trees
- Carport, remove 4ft.x3FT. on end of carport for road project
- Rebuilt steps at the Rec Center, just need the hand rail to bring it up to code.

Future Maintenance

- ·23972, rebuild shed doors, divider walls and new gate
- ·23805T, rebuild shed, divider walls and new gate
- ·23803T, 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.

Oregon Pool and Plastering progress of the pool refinish and new trim tile. There was a slight delay as the supplies were held up by a week.



Pictures of the restoration process.

E. **Unfinished Business:**

Due to "no consensus" last year at the annual meeting because a quorum of the Board was not established, 3 Board seats are open for election this year. If you would like to nominate a homeowner for a position that is open, please send Connie with K-M and email notification. The current Board can add it to the ballots. If Treehill can not establish enough Board members to continue, a Receivership can take over. If this happens, then it will cost the homeowners to manage what the Volunteer Board members do for free. To prevent this from happening, we need our homeowners to vote this year.

Still looking for paving companies to bid. One bid is not enough.

The board has compared 3 bids, Al Evans motioned to select Six A's for the job and Debbie Engles seconded. Language needs to be added regarding 2 coats of paint into the contract so we know that will happen.

F. **New Business:**

Poop Stations- 2 homeowners purchased one station to be placed in Poplar Ct in the grassy area. The cost was \$117.94. Two garbage cans have been donated for additional spots. The board has decided to purchase 5 more to be placed throughout Treehill to help dog owners be more responsible and poop free.

FHA certification is in the works, Kappes-Miller was approved to complete the paperwork.

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

Please be sure that front of your vehicle doesn't go over the sidewalk. The sidewalk is just wide enough for a wheelchair to pass but if you park your tires to the curb there is no room to pass.

Multiple delivery drivers have run into the parking cover structures. If you see this happen, please notify the board or Kappas-Miller immediately so we can contact the delivery company to pay for the damages.

Parking stickers need to be place in the car that is registered with Kappes-Miller to avoid being fined. There are a number of vehicles that either do not have stickers, or the sticker does not match the registered vehicle. Please take a few minutes to make sure you are up to date.

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

The next meeting will be held **Wednesday, April 28, 2021 at 6:30 pm.**

Contact email: TreehillLiaison@comcast.net

Website: treehillpark.org

Kappes-Miller contact is Connie Fleming - Connie.fleming@kappesmillier.com

Message Center: 503-790-2100