

**The Annual Board meeting could not be held due to the Pandemic not allowing us to use the Recreation Center. The Bylaws do not allow a telephonic/Zoom meeting as a replacement for an in-person Annual meeting.**

Treehill Park Homeowners Association  
Board of Directors



**Zoom Video Conference**  
**Board Meeting Minutes**  
**May 24, 2021**  
**2:00 PM**

**Establish Quorum of the Board:** A quorum of the Board was established with: Carol Woods, Debbie Engels, Debbie Yost, Dawn Petricevic and Al Evans. Kathy Richmond, Luke and Koreen Lucas, Margaret Jimenez, Paula Wood and Treehill’s maintenance lead, Johnny Velasquez, were also in attendance.

A. **Homeowners Forum:**

Paula Wood would like to have the poo station by the herb garden moved. She asked why it was in the middle of the grass instead of by the side walk. Rationale for placing the stations away from the side walks is they are for dog poo rather than garbage. The board will consider this request.

The lights in the first two cul de sac’s have been interrupted by the road constructions on 238<sup>th</sup>. No power to the outside unit lights or street lights. The Foreman with the County will be contacted to repair and to restore the power.

B. **Consent Agenda/Announcements:**

1. The last Board meeting minutes were approved: Debbie Engels made the motion; Kaye Maddocks Seconded.

2. Petty Cash, (Reimbursements generally are for camera electricity, RC Internet/Camera connection, website, mileage, maintenance equipment)

3. **Election of Directors**

A quorum of 51% was required to vote in the board members. We reached an outstanding 57.55%. Carol Woods received 84% of the votes. Kaye Maddocks received 94% and Dawn Petricevic received 90%. Thanks to all of you who voted! Following are the terms for all board members.

Expires: 2023 Dawn Petricevic

Expires: 2023 Carol Woods

Expires: 2022 Kaye Maddocks

Expires: 2022 Debbie Engels

Expires: 2021 Al Evans

Expires: 2021 Debbie Yost

Alice Packer and Rebecca Wirkkala each won the random drawing of a \$20 gift card. Congratulations!

C. **Financials:** (Kaye Maddocks)

**Treehill Park Homeowners Association**  
**Bank Balance Summary**  
**March 31, 2021**

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$ 9,826.87	\$ 500.00	\$219,097.04	\$ 27,199.73	\$21,588.84
Monthly Income	\$37,039.95	\$ 580.07	\$ 4,540.87	\$ 4.96	\$ 155.63
Monthly Expense	\$(33,643.34)	\$(580.07)	\$(10,780.00)	-	-
<b>Ending Balance</b>	\$13,223.48	\$ 500.00	\$212,857.91	\$ 27,204.69	\$21,744.47

**March 31, 2021**

Operating Accounts	\$ 13,723.48	
Reserve Accounts	<u>\$261,807.07</u>	
<b>Total Bank Accounts</b>	<u>\$275,530.55</u>	
Accounts Receivable	<u>\$ 4,966.43</u>	(less doubtful accounts)
<b>Total Assets</b>	<u><u>\$280,496.98</u></u>	
Accounts Payable	\$ 16,927.25	

**Bank Balance Summary**  
**April 30, 2021**

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CDs
Beginning Balance	\$13,223.48	\$ 500.00	\$212,857.91	\$27,204.69	\$21,782.03
Monthly Income	\$ 38,573.20	\$ 560.54	\$ 4,534.79	\$ 4.47	
Monthly Expense	\$(40,571.19)	\$(360.54)	\$(10,780.00)	-	-
<b>Ending Balance</b>	\$ 11,225.49	\$ 700.00	\$206,612.70	\$27,209.16	\$21,782.03

**April 30, 2021**

Operating Accounts	\$ 11,925.49	
Reserve Accounts	<u>\$255,603.89</u>	
<b>Total Bank Accounts</b>	<u>\$267,529.38</u>	
Accounts Receivable	<u>\$ 5,527.23</u>	(less doubtful accounts)
<b>Total Assets</b>	<u><u>\$273,056.61</u></u>	
Accounts Payable	\$ 14,651.62	

D. **Committee/Project Reports:**

1. **Neighborhood Watch:** (Al Evans)

Unable to hold meetings due to Pandemic. Hoping to reconvene when allowed to.

2. **Landscaping/ Kids Zone** (Dawn Petricevic)

Started a new "No Weed Spray" notification for the A1 landscaping crew. After notification to Dawn by email, a red butterfly will be attached to the address bar letting the A1 crew that no weed spray will be used around the whole unit.

A number of signs have been donated by renter, Margaret and Miguel Jimenez, for the KIDS ZONE and posted speed limit. Thank you, they are much appreciated!

Yard Debris locations will be established for residents to place yard clippings. There will be 5 areas. Please use those spaces for your yard debris so A-1 can take it away weekly.

Doggie Poo Stations – 6 new stations have been installed. Please use the bags and dispose of the waste so we do not step in it. Be good neighbors.

Garden area for those in the community that are willing to build a bed and maintain it. Several folks are interested and building. Happy to see the participation.



3. **Website Report -treehillpark.org** - (Al Evans)

March minutes have been posted

Total pageviews: 3,807

The busiest month was February 2020 with 592 pageviews

The slowest month was April 2020 with 144 pageviews.

The top 5 visitor states\* were:

Oregon	73
Illinois	31
Indiana	25
Washington	23
California	9

Visitor's countries\* were:

USA	199
China	12
France	3
Taiwan	1

The most popular pages were:

Index	1,116
Condo-Rules	264
ByLaws	187
Contact	173
Minutes	172
Downloads	143
Resolutions	130
Photos	123
Agenda	86
N-Watch	79
Towing Policy	78

4 **Maintenance Report:** (Johnny Velasquez)

**Maintenance Completed:**

- 23972T, remove and rebuild back deck and railing
- 23953P, add 2 new roof vent and install new vapor barrier in crawlspace and stop water leak under foundation
- 23844T, replace boards on back deck, stain and paint front patio
- 23958P, power wash and stain back deck
- 23831T, rebuild shed door, divider wall and new gate
- Complex, trim all cherry blossom on upper Treehill
- Complex, paint fire line

**Future Maintenance**

- 23972T, rebuild front patio sheds, divider walls and gate
- 23953P, replace upper siding on unit
- 23941P, rebuild back deck and divider wall
- 23943P, rebuild back deck and divider wall
- 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 do not think we’ve forgotten your requests.**

5 **Rec Center Rentals/Activities:** (Carol Woods)

None for the foreseeable future due to the pandemic.

6 **Pool:** (Carol Woods)

Waiting for the County to approve the pool opening this year.

E. **Unfinished Business:**

Paving will begin soon. The areas that will be paved are the very rough parking spaces and visitor areas. Once complete then parking lines can be painted and visitor and resident spaces will be marked. This will make it easier for our visitors to know where to park.

F. **New Business:**

Speed bumps are being research and will be installed in the areas folks continue to speed in. The Kids Zone and Aldercrest are two areas that have been identified at this time.

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

It is not necessary to complete a new owner/tenant form just to update your vehicle information. When vehicle information needs to be updated, do it by sending an email or written note to Kappes-Miller. [Connie.fleming@kappesmiller.com](mailto:Connie.fleming@kappesmiller.com)

Please slowdown in the complex. Even with the reminders folks are still driving very fast within the Complex.

**Request for volunteers to join Treehill's Board**

Potential volunteers are directed to Treehill's web site for more information and a Board Member application form. <http://www.treehillpark.org/Volunteer.html>)

**The Meeting Will Be Adjourned To Executive Session**

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

The next meeting will be held **Wednesday, June 30 at 6:30 pm.**

Contact email: [TreehillLiaison@comcast.net](mailto:TreehillLiaison@comcast.net)

Website: [treehillpark.org](http://treehillpark.org) Message Center: 503-790-2100