

# Treehill Park Homeowners Association Board of Directors



## Zoom Video Conference Board Meeting Minutes July 29 6:30 PM

**Establish Quorum of the Board:** A quorum of the Board was established with: Carol Woods, Al Evans, Debbie Yost, Kaye Maddocks, Debbie Engels and Dawn Petricevic. Also in attendance were Nicole Barone, Jocelyn Higgins, Sarah Vraneza, Margaret Jimenez as well as maintenance lead Johnny Velasquez.

**A. Homeowners Forum:**

Nicole Barone let the Board know that there were a few spongy boards on her deck and her gate does not latch. She also asked if a handrail could be installed next to her entrance steps. She has elderly folks and feels it is a safety hazard. Johnny said he would take a look at the deck, gate and see what would be the best option for handrails.

Sarah Vranza said she has been finding dead mice. Wondered if it was a problem. The 238<sup>th</sup> road construction may have driven some into Treehill but cats also love to catch them and leave them out so who knows. Johnny will set a trap and keep an eye out so it doesn't become an issue.

**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: Kaye Maddocks**

D.

### Treehill Park Homeowners Association Bank Balance Summary May 31, 2021

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CDs
Beginning Balance	\$ 11,225.49	\$ 700.00	\$ 206,612.70	\$27,209.16	\$21,782.03
Monthly Income	\$ 36,479.32	\$ 660.11	\$ 4,535.24	\$ 4.62	
Monthly Expense	\$ (32,453.70)	\$ (660.11)	-	-	-
<b>Ending Balance</b>	<b>\$ 15,251.11</b>	<b>\$ 700.00</b>	<b>\$ 211,147.94</b>	<b>\$27,213.78</b>	<b>\$21,782.03</b>

**May 31, 2021 Balances**

Operating Accounts	\$ 15,951.11
Reserve Accounts	\$ 260,143.75

<b>Total Bank Accounts</b>	\$ 276,094.86	
Accounts Receivable	\$ 3,985.92	(less doubtful accounts)
<b>Total Assets</b>	\$ 280,080.78	
Accounts Payable	\$ 19,190.71	

**Bank Balance Summary  
June 30, 2021**

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CDs
Beginning Balance	\$ 15,251.11	\$ 700.00	\$211,147.94	\$27,213.78	\$21,782.03
Monthly Income	\$ 30,271.10	\$ 359.15	\$ 4,534.34	\$ 4.47	\$ 38.05
Monthly Expense	\$ (38,628.13)	\$ (363.03)	\$(10,312.00)		
<b>Ending Balance</b>	\$ 6,894.08	\$ 6.12	\$205,370.28	\$27,218.25	\$21,820.08

<b>June 30, 2021 Balances</b>	
Operating Accounts	\$ 7,590.20
Reserve Accounts	\$ 254,408.61
<b>Total Bank Accounts</b>	\$ 261,998.81
Accounts Receivable	\$ 4,730.90 (less doubtful accounts)
<b>Total Assets</b>	\$ 266,729.71
Accounts Payable	\$ 30,165.32

**E. Committee/Project Reports:**

- Neighborhood Watch: **AI**  
A meeting has not been held since COVID began. Jocelin mentioned that one of her neighbors' vehicles had a catalytic converter cut right out of in the last two weeks. Johnny stated that there was an attempted car break-in reported too.

**Remember to report any suspicious activity. Do not leave anything in your vehicles as a safety precaution.**

- Landscaping/A-1 Report: **Dawn**  
Thank you, Resident's, for helping keep an eye on Treehill surroundings. The garden has been a success with 5 families participating and now enjoying fresh veggies.
- Website Report (treehillpark.org) **AI**  
Nothing to report. The last minutes were posted.
- Maintenance Report: **Johnny**
  - Maintenance Completed:**
    - Pool, rebuild pump room install new slider open pool for season
    - 23953P, remove and replace 2<sup>nd</sup> story siding and paint
    - 23824T, replace broken tiles on front steps

- Carport, paint carports
- 23972T, rebuild sheds, divider wall and new front gate caulk and paint
- 23941P, rebuild back deck and divider wall
- 23943P, rebuild back deck and divider wall
- 23990T Deck scrapped, 5 boards replaced and painted
- Painting emergency lanes, speed bumps and striping new pavement for parking

**b) Future Maintenance**

- 23902T, rebuild back deck, divider wall and railing
- 23904T, rebuild back deck divider wall and railing
- 23852T, replace deck and wall divider
- 23850T, replace deck and wall divider
- Complex clean roofs, gutter, and drains
- Complex clean moss of sidewalks and parking area

Johnny to start gathering bids for the last 6 units left to paint. It looks like next Spring will be when we can get them completed due to budget constraints.

Lumber is extremely high so the Board is not approving decks to be built larger than the existing one.

**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:     **Carol**  
First rental of the year at end of July.  
Call or email to set up rental of the building.

**6**     Pool:     **Carol**  
As of June 25, Governor Brown and the Oregon Health Authority opened pools without restrictions due to the extreme heat wave. Reservations are no longer required.

Pool use requires the following:

- Your HOA dues are current
- A yearly release is signed by the homeowner
- Must use your key to access the area
- Each person wears a bracelet

The bracelets must be worn while in the pool area or you may be asked to leave and go get them. The pool is a privilege to use and the rules must be followed to remain open due to County regulations and guidelines. Homeowners take great pride in having the pool to use during the hot summer months. Please do not let folks who do not live here in because they do not care for the pool like those who pay for it do.

ENJOY!

The Multnomah County pool inspector came to look at the pool for the annual visit. He said that Treehill scored 100% for the check up and that was really saying something. This is the first time that we have not had to make changes or pay fines. Great work everyone for keeping our pool area clean and nice for all to use.

**F.     Unfinished Business:**

New Resolution regarding the deck policy. Need to add specific language for clarification regarding BBQ’s and Christmas trees. Language like “a Christmas tree must be disposed of no later than January 10 before a fine will be assessed.” We are also looking at requiring a mat to be placed under the BBQ if it will be used on the wood deck. This

would be for protection of the deck. The board is looking into what the cost would be as well as what would be the most appropriate material for this use. These will be sent to homeowners as soon as the additions have been written by Debbie Yost.

Porter Paving has yet to correct the over build of the paving up to a few of the garage units. The Porter Paving owner says it will not leak, but when we conducted our own test, it did leak. If there is damage due to water leakage then Porter Paving will be billed for the loss.

G. **New Business:**

The question of more security cameras was posed. A discussion followed about where, how many and who would sponsor the equipment. A section of upper Treehill Drive could use more visibility. Dawn motioned to add a new system, Deb Yost seconded. The Board unanimously voted to add another system. Nicole Barone will sponsor the DVR and cameras.

Kappes-Miller has a new Portal for communications with the Treehill population. The Board is trying it out first to get the hang of it. The portal is set up to easily communicate with KM and submit maintenance requests. We are looking forward to a more streamline way to communicate. Look for the invitation to download and join.

The 238<sup>th</sup> Street Road construction project cut the power to the lights in the lower Treehill complex. This is the third time this has happened. They are to fix it again.

H. **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@kappesmillier.com](mailto:Connie.fleming@kappesmillier.com)

Kids Zone safety, please drive slow through there.

Please lock your patio gates. If Treehill Maintenance needs access, you will be notified. This is for your security.



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

The next meeting will be held **Wednesday, August 25, 2021 at 6:30 pm.**

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