

# Treehill Park Homeowners Association Board of Directors



## Zoom Video Conference Board Meeting Minutes September 30, 2021 at 6:30 PM

**Establish Quorum of the Board:** A quorum of the Board was established with: Carol Woods, Debbie Yost, Kaye Maddocks, Debbie Engels, Al Evans and Dawn Petricevic. A good turnout of Kathy Kowaleski, Jocelin Higgins, Margaret Jimenez, Maurice, Linda Jorgensen and Johnny Velasquez, Maintenance lead, were also in attendance.

**A. Homeowners Forum:**

Kathy Kowaleski wanted to know when the tree rounds were going to be moved. Johnny Velasquez responded that it was going to be this next week. Kathy wanted to know if the wood rounds would be open for Cottonwood residents to take? Carol Woods recommended that Treehill residents have first pick.

Kaye Maddocks wanted to know what we are doing about the moles? Their mounds/holes create a safety hazard if stepped on/in. Johnny responded that just about everything has been tried. Purchasing traps is the next step. Debbie Yost said that at another complex they are using traps and they seem to be effective but it is a constant game of moving the traps to trap them. The Board will discuss what are the best options regarding type and cost.

**B. Consent Agenda/Announcements:**

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

**C. Financials: Kaye Maddocks**

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

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CDs
Beginning Balance	\$ 6,894.08	\$ 696.12	\$205,370.28	\$27,218.25	\$21,820.08
Monthly Income	\$ 47,524.64	\$ 474.09	\$ 4,527.08	\$ 4.62	
Monthly Expense	\$ (43,409.86)	\$ (505.94)	\$ (82,800.00)	-	
<b>Ending Balance</b>	<b>\$ 11,008.86</b>	<b>\$ 664.27</b>	<b>\$ 127,097.36</b>	<b>\$27,222.87</b>	<b>\$21,820.08</b>

<b>July 31, 2021</b>	<b>Balances</b>
Operating Accounts	\$ 11,673.13
Reserve Accounts	<u>\$176,140.31</u>

<b>Total Bank Accounts</b>	<u>\$187,813.44</u>	
Accounts Receivable	<u>\$ 5,118.89</u>	(less doubtful accounts)
<b>Total Assets</b>	<u>\$192,932.33</u>	
Accounts Payable	\$ 36,312.57	

D. **Committee/Project Reports:**

1. Neighborhood Watch: **AI**  
No meetings due to COVID.
2. Landscaping/A-1 Report: **Dawn**  
When preparing the space around your unit for the winter months, be sure to use the "Yard Debris" areas to place your yard clippings and fall pruning. A-1 will be picking these up weekly. This will also save on room in your garbage cans.

Time to wrap up and winterize the gardens. See the new rules for gardening here at Treehill in the Limited Common Space are being created for resident clarification. These will be posted in October of 2021.

Wood chips are available to all Treehill residents to use.

Weed cloth and wood chips have been placed between buildings 11 and 12 for weed control.

Website Report (treehillpark.org) **AI**  
Nothing to report.

4. Maintenance Report: **Johnny**
  - a) **Maintenance Completed:**
    - 23852T, build new back deck divider wall, railing and steps
    - 23950T, build new back deck divider wall, railing and steps
    - 23988T, remove and replace pipe vent flashing
    - 23822T, install new exhaust vent on roof and hook up in attic
    - 23864T, remove and fix step in staircase in front of unit
    - Complex, trim trees
    - 23915P, build new front patio gate and stain back deck
    - 23932P, build new front gate
  - b) **Future Maintenance:**
    - 23947P, rebuild sheds divider walls and new gate on front patio
    - 23952A, scrape and paint handrail on staircase
    - Pool, winterize
    - 23901T, install a new grab bar for steps in front of the unit.
    - Complex, finish striping visitor parking spots
    - Complex, paint carports
    - Complex clean moss of roofs and clean gutters out
    - Roof leak checks

The last 10 buildings will be painted over the next two years beginning in Spring of 2022

**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**

No upcoming rentals.

**6**     Pool:   **Carol**

Pool is closed for the year.

**E.**     **Unfinished Business:**

What is a limited common element and who is able to access this space? Treehill Park rules provide this explanation. Limited Common Elements: means those common elements which are reserved for the use of a certain unit or number of units, to the exclusion of other units. Examples of limited common areas are patios, decks, storage units and assigned parking spaces. The walkway up to your unit is also considered a limited common element. These rules apply to adults, children and their pets. If you have concerns regarding a resident that may not understand these rules. Kindly let the individual know your concern and direct them to the website for clarification of the rules here at Treehill. If it continues then send Kappes-Miller this information using the complaint format.

The DVR at the end of Treehill Drive will be replaced the week of October 4. A replacement unit was located at Costco and saved the complex over \$400.00. Nice job Johnny and Carol in locating a compatible product.

A garbage can on Poplar Court went missing. Dawn to contact Waste Management (WM) to get a replacement. Also check on when the WM will settle for their truck hitting one of the car ports in Poplar Court.

PGE is still unsure when/what work will be done to repair/replace the walkway outside of 23848 Treehill Drive. Right now, it is covered with gravel.

**F.**     **New Business:**

Al Evans has retired from the Board of Directors. We are lucky enough to have him continue to update the Treehill Park website as well as remain as our Neighborhood Watch leader. THANK YOU, AL, FOR ALL YOUR YEARS OF SERVICE.

After considering the submitted applications to replace Al, Jocelin Higgins was selected and voted in. Congratulations Jocelin, we look forward to your ideas and support for our community.

**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@kappesmilller.com](mailto:Connie.fleming@kappesmilller.com)

Time to winterize around your condo space. The maintenance crew will be around to place covers over the water spickets soon.

If you maintain around your unit, all Fall pruning and leaves need to be placed in the "Yard Debris" zones. A-1 looks to these spots every week to take this away and not put in your garbage.

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

Garbage and Recycle cans are to be put away into the designated space by the next day after garbage has been picked up. They are not to remain in your parking space as this is not an approved garbage/recycle can location. If your garbage/recycling has not been picked up or your can is damaged or missing, please notify us so we can report it to WM at [TreehillLiaison@comcast.net](mailto:TreehillLiaison@comcast.net)

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

The next meeting will be held **Wednesday, October 27, 2021 at 6:30 pm.**

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

Website: [treehillpark.org](http://treehillpark.org)

Message Center: 503-790-2100