

Treehill Park Homeowners Association Board of Directors



Zoom Video Conference Board Meeting Minutes November 25, 2021 6:30 PM

Establish Quorum of the Board: A quorum of the Board was established with: Carol Woods, Debbie Engels, Dawn Petricevic and Jocelin Higgins. Homeowners in attendance were Bil Willis, Al Evans, Maurice and Johnny Velasquez our Maintenance Lead.

A. Homeowners Forum:

Al Evans, Update on the PGE sidewalk repair in front of his unit, it was reported as a hazard to PGE after 23 days of no action. PGE repaired that part and then dug up another section of sidewalk which is expected to repaired soon.

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

Treehill Park Homeowners Association Bank Balance Summary October 31, 2021

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CDs
Beginning Balance	\$ 2,659.10	\$ 1,100.00	\$ 116,956.52	\$ 27,231.97	\$21,820.08
Monthly Income	\$ 37,264.62	-	\$ 14.34	\$ 4.63	-
Monthly Expense	\$(33,262.63)	\$ (88.63)	\$ (17,539.00)	-	-
Ending Balance	\$ 6,661.09	\$ 1,011.37	\$ 99,431.86	\$ 27,236.60	\$21,820.08

October 31, 2021 Balances

Operating Accounts	\$ 7,672.46	
Reserve Accounts	148,488.54	
Total Bank Accounts	\$ 156,161.00	
Accounts Receivable	\$ 5,726.92	(less doubtful accounts)
Total Assets	\$ 161,887.92	
Accounts Payable	\$ 26,321.08	

D. **Committee/Project Reports:**

Neighborhood Watch: AI

The Sheriff office was contacted and asked if a few extra patrols through Treehill could happen on Tuesday nights as there are vagrants going through the trash. The Officer said they would help out with enhanced patrols. Our Trespass agreement is also still in place with the Sheriff for another year.

Landscaping/A-1 Report: Dawn

Remember that only yard debris like leaves, garden and shrub trimmings. Please remove as much dirt as possible. No large branches or whole shrubs. If you choose to remove large shrubs from your space, you will need to have it hauled. Please email if you have questions. No Christmas trees.

Once all the leaves are off the trees, A-1 will take them away.

Website Report (treehillpark.org) AI

The last meeting minutes were posted.

Maintenance Report: Johnny

Maintenance Completed:

- 23822T, scrape and paint upper trim and siding per home report
- 23845T, remediate mold in attic spray Zinnser primer to seal sheeting per home report
- 23947P, rebuild divider wall, shed and build new doors and gate
- Complex, clean out gutters

Future Maintenance

- 23943P, rebuild sheds divider walls and new gate on front patio
- 23945P, rebuild sheds divider walls and new gate on front patio
- 23952A, scrape and paint handrail on staircase
- 23901T, install new grab bar for steps on front on unit
- 24011T, remediate mold in attic
- Complex, paint carports
- Complex clean moss of roofs and clean gutters out

**Our “Outstanding Future Maintenance List” is larger than we can list here.
Please don’t think we’ve forgotten your requests.**

4 **Rec Center Rentals/Activities: Carol**
No rentals until the COVID restrictions lift

5 **Pool: Carol**
The pool is closed for the year.

E. **Unfinished Business:**
None for the moment

F. **New Business:**
6 new Dog Waste Station cans have been purchased to replace the current garbage cans. The new cans are vented and attached to the post. The benefits are the lid will not blow off, it will not collect water and it will be off the ground so the landscapers can maintain the grass around the post.

Christmas trees and what to do with them after the Holiday -

The Deck Policy, listed on line, states that “Christmas trees are to be removed from all decks, patios, and entryways no later than January 10th.” The trees cannot be placed in the yard debris zones. Waste Management will not take them.

Here are two ideas to help residents with Christmas tree removal;

1. Check with Metro regarding Boy Scout Troop and other non-profit collection sites.
2. Allwood Recyclers, Inc can also take your trees, they are 2 miles away at 22800 NE Marine Drive and their number is 503-667-5497.
<https://www.allwoodrecyclersinc.com/>

The County has cleared all the drains around the bottom of the hill on 238th from the last rains which included Treehill's drain, located in front of the Recreation Center. The County saved Treehill a great deal of money. Thank you Multnomah County.

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

No Board meeting in December.

Happy Holidays from the Treehill Board of Directors. It has been a pleasure serving you!

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

The next meeting will be held **Wednesday, January 26th at 6:30 pm.**

Contact email: TreehillLiaison@comcast.net

Website: treehillpark.org

Message Center: 503-790-2100