

Treehill Park Homeowners Association Board of Directors



Zoom Video Conference Board Meeting Minutes January 26, 2022 6:30 PM

Establish Quorum of the Board: A quorum of the Board was established with: Carol Woods, Kaye Maddocks, Debbie Engels, Dawn Petricevic and Jocelin Higgins. Homeowners present are Al Evans, Kathy Kowaleski as well as Johnny Velasquez our maintenance lead.

A. Homeowners Forum:

Most recent issue was late on Tuesday, January 18 an unwelcome man looking for bottles and cans passed from Cottonwood down through the Treehill complex. He was yelling very loud, kicked over garbage cans and broke multiple glass items along the way. As he progressed through the complex, he picked up rocks from the creek and threw one through the windshield of one vehicle and damaged another vehicle. One resident from lower Treehill could hear the yelling and called police. They arrived and found nothing. Shortly after the police left our cameras saw this man come back in a white Toyota and clean up some of the glass mess he left behind. Our cameras were not able to get a good look at the license plate but all video was turned over to police.

This problem of people trolling Treehill on Tuesday evenings looking for bottles and cans has grown into a serious issue each week. Due to this increase in vandalism and destruction from non-residents of Treehill, the Board of Directors has voted to no longer allowing refundable bottle and can recycling at the curbside. This practice has attracted more problems and has cost Treehill money it can not afford to spend. Instead of placing refundable bottles and cans in the Curby there are two options to choose from;

Option 1 You can open a green bag account at the BottleDrop location off Halsey. Create stickers, get a box of green bags, place the sticker on the bags and then collect refundable bottles and cans. Once the bag is full take it to BottleDrop and stuff it through the drop door. Find a BottleDrop kiosk to print a voucher for your BottleDrop account funds and redeem for cash at the checkout counter. If you shop at Fred Meyer your BottleDrop account funds are worth 20% more. So, it pays for itself and then some.

Option 2 Contact us at TreehillLiaison@comcast.net and we will provide you with a green bag to place those items in. When the bag is full let us know and we will pick it up from you at a convenient time, Tuesday through Friday. The bags we collect will be deposited and the refund spent on water for the work crew, doggie waste bags, annual meeting prizes and pool items.

We will send the Treehill population a letter better explaining this in detail but we are hoping to begin in March.

B. Consent Agenda/Announcements:

1. The last Board meeting minutes were approved: Kaye Maddocks made the motion to approve; Jocelin Higgins 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 November 30, 2021

Operating Fund		Reserve Fund		
Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CDs

Beginning Balance	\$ 6,661.09	\$ 1,011.37	\$ 99,431.86	\$ 27,236.60	\$21,820.08
Monthly Income	\$ 62,336.16	\$ 760.52	\$ 12.15	-	-
Monthly Expense	\$ (31,609.45)	\$ (1,078.03)	\$ (26,224.86)	-	-
Ending Balance	\$ 37,387.80	\$ 693.86	\$ 73,219.15	\$ 27,236.60	\$21,820.08

November 30, 2021	Balances
Operating Accounts	\$ 38,081.66
Reserve Accounts	\$ 122,275.83
Total Bank Accounts	\$ 160,357.49
Accounts Receivable	\$ 5,350.12 (less doubtful accounts)
Total Assets	\$ 165,707.61
Accounts Payable	\$ 12,500.19

**Bank Balance Summary
December 31, 2021**

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CDs
Beginning Balance	\$ 37,387.80	\$ 693.86	\$ 73,219.15	\$ 27,236.60	\$21,820.08
Monthly Income	\$ 35,599.32	\$ 1,444.10	\$ 1,305.23	\$ 9.11	-
Monthly Expense	\$ (32,810.95)	(193.33)	(493.30)	-	-
Ending Balance	\$ 40,176.17	\$ 1,945.34	\$ 74,031.08	\$ 27,245.71	\$21,820.08

December 31, 2021	Balances
Operating Accounts	\$ 42,121.51
Reserve Accounts	\$ 123,096.87
Total Bank Accounts	\$ 165,218.38
Accounts Receivable	\$ 7,021.04 (less doubtful accounts)
Total Assets	\$ 172,239.42
Accounts Payable	\$ 16,833.97

D. Committee/Project Reports:

Neighborhood Watch: **AI**

Security at Treehill is a major concern. Please be vigilant and report issues to police as soon as they occur. Johnny asked a man pushing a shopping cart rummaging through garbage cans to leave the property and after threatening him that the police would be called, he finally left. The Treehill Day School has reported that multiple catalytic converters were stolen from the vans as well as holes punched into the gas tanks and gas drained. This ends up costing all of us money so please, let's all be aware for our surroundings. The rule of thumb is if you are in doubt whether to call 911 or non-emergency, call 911.

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

Remind the landscapers to pick up all the leaves they have been blowing including the ones blown into the black berries off Alder Crest. They need to retrieve leaves from under the decks as best as they can as well.

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

The last minutes were added and the website is up to date. There was an issue of one of the areas when updating to 2022 but it will be remedied.

Maintenance Report: Johnny

Maintenance Completed:

- 23901T - build new handrail for stairs
- Complex - grade ground around unit siding edges and place pee gravel
- Work shop, install new winch and snow plow on Gator (see below)
- 23945P - rebuild divider wall, shed siding and build new doors and gate in patio
- 23943P - rebuild divider wall, shed siding and build new doors and gate in patio
- Complex - clean out gutters



Future Maintenance

- 23803T - rebuild shed siding divider walls
 - new gate on front patio
 - pump water out from under unit
 - replace pipe roof flashing per home inspection report
- 23903T - install new DVR and cameras
- 23941P - build new patio gate
- Complex - paint carports
- Complex - clean moss off 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.

Unfinished Business:

- The Board approved a garbage dumpster for the day care. This is where they will store it.
- Kaye Maddocks has been researching and interviewing companies that will perform the next Reserve Study. The Reserve Study allows Treehill to be on a schedule of repair/replace large projects here at Treehill. Examples of what you would find on this list would be painting, paving, resurfacing the pool, roofs, etc. It will allow Treehill to project saved funds to address these items when they need to be completed.



New Business:

If you are planning on selling your unit, you will have to inform us at TreehillLiaison@comcast.net **30 days prior to listing the unit for sale.** This will allow our maintenance team to take a look around the unit and prepare, prioritize and schedule any repairs. Three units recently came up for sale and require big repairs that were identified through a licensed inspection. The lack of notification to Treehill maintenance may delayed the sale because the resident/owners failed to notify Treehill as issues arose. Now our maintenance team **has to put scheduled repairs on hold** in order to complete these “for sale” unit issues. There is no way to complete all three jobs at the same time and we may have to rely on an outside construction team to make the repairs in a timely manner which ultimately will cost Treehill residents money. Bids are being gathered at this time to see if it may be cost and time effective. Any repairs identified by a licensed inspector, need to be provided to the Treehill maintenance team as soon as possible for review and scheduling. The new

rule is an attempt to prevent workload back up and delay in the sale of a unit. If you fail to provide a 30-day notice prior to listing a unit, you may risk selling the unit in a timely manner. The Board of Directors does not want the sale of a unit to be delayed because the previous resident/owner failed to do their due diligence and notify Treehill maintenance of concerns and potential issues. A check list will be developed for "If you are planning on selling" or "If you are planning on buying" here at Treehill Park and placed on the Treehill Park website for your convenience. A motion to approve the new rule was made by Kaye Maddocks, seconded by Dawn Petricevic and the whole Board voted unanimously to adopt a 30 day notice to Treehill maintenance prior to selling a unit and proving an inspection report when completed identifying repairs to be scheduled.

The Board of Directors are considering adding a fence to the front of Treehill on the opposite side where the County installed fencing along 238th. This would funnel all traffic on foot or vehicle entering and exiting Treehill Park through a smaller space that the security cameras could better monitor. We are checking with the City to see what restrictions we may encounter.

F. **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

If you are selling your unit please be sure to return your pool keys, parking stickers and mailbox keys. This can be done by placing them in a Ziplock bag/envelope and dropping them in the Recreation Center mail box. If these steps are not followed the seller will have to pay for replacements.

Please report any thefts or damage to the Treehill contact below and file a police report. The sooner we know, the faster we can review any video to help police find the perpetrator.

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

The next meeting will be held **Wednesday, February 23th at 6:30 pm.**

Contact email: TreehillLiaison@comcast.net

Website: treehillpark.org

Message Center: 503-790-2100