

Treehill Park Homeowners Association Board of Directors

Zoom Video Conference Board Meeting Minutes March 30, 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 who were also in attendance were; Al Evans, Ashley Richmond, Kat Gierak, Mare Ramirez, Maurice, Irene Lukasiewicz, new homeowner of 23829T and maintenance lead, Johnny Velasquez.

A. Homeowners Forum:

None Presented

B. Consent Agenda/Announcements:

1. The last Board meeting minutes were approved: Kaye Maddocks made the motion; 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 February 28, 2022

	Operating Fund		Reserve Fund		
	Columbia Bank	Debit Card	Columbia MM	WA Fed MM	WA Fed CDs
Beginning Balance	\$ 44,907.43	\$ 1,053.02	\$ 75,755.29	\$ 27,250.34	\$ 21,862.75
Monthly Income	\$ 37,905.14	-	\$ 5,008.84	\$ 4.18	-
Monthly Expense	\$ (35,602.76)	\$ (372.88)	\$ (477.89)	-	-
Ending Balance	\$ 47,209.81	\$ 680.14	\$ 80,286.24	\$ 27,254.52	\$ 21,862.75

February 28, 2022	Balances	
Operating Accounts	\$ 47,889.95	
Reserve Accounts	\$ 129,403.51	
Total Bank Accounts	\$ 177,293.46	
Accounts Receivable	\$ 9,346.16	(less doubtful accounts)
Total Assets	\$ 186,639.62	
Accounts Payable	\$ 18,588.03	

D. Committee/Project Reports:

Neighborhood Watch: **AI**
Nothing to report

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

The landscaping crew failed to pay attention the "red butterfly" on the address bar which indicates "No Weed Spray" around that unit and sprayed the complex. They were asked to notify me when they were going to use it but that did not happen. I will walk the complex with the supervisor to keep the crew of task for the coming months.

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

The last meeting minutes have been posted to the website. The color glitch has been fixed. Folks continue to give compliments on the ease of use and depth of information. Thank you, Al for doing a great job for us.

Maintenance Report: Johnny

Maintenance Completed:

- 23921T - replace front, side and upper siding on unit
- 23923T - replace patio wall siding and back upper wall
- 23906T - remove and reinstall front gutter
- 23956P - remove light box and install new light fixture
- 23952A - fix woodpecker damage on upper siding and spray repellent

Future Maintenance:

- 23917P - rebuild back deck
- 23906T -rebuild divider wall on back patio
- 23908T -rebuild divider wall on back patio
- 23941P - build new patio gate
- 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.

Rec Center Rentals/Activities: Carol

No rentals. The annual meeting will be held in the Recreation Center on April 24th at 2 pm.

Pool: Carol

The pool is closed until June.

E. Unfinished Business:

The building painting will resume in May. That will give Johnny and his crew time to mitigate the dry rot areas and prepare for painting.

The wood peckers are back and they can be VERY destructive. Please be sure to check you unit for signs of wood pecker damage and report it right away. Within 2-3 days, a wood pecker can peck a 3-4 inch hole in the siding. Please help us keep a watch for them and if you see damage, notify Treehilliason@comcast.net.

Moles have been busy chewing up our grassy areas. Johnny has a few traps that get moved around the complex to slow them down, 3 caught so far.

F. New Business:

Carol has been working on a Mission Statement for the Treehill Board as well as a Moto to give purpose and direction.

The Annual meeting is scheduled for April 24th 2 pm at the Treehill Recreation Center. Please plan on attending as there are board member elections. There is will be a random drawing for a potted plant.

The mail box parcel locker locks have become sticky and hard to open. Please report any issues with the mail or parcel lockers to the Troutdale Postmaster for repairs.

Catalytic converters continue to be stolen from vehicles, especially the Daycare vans. Because of the frequency of this, the Daycare owner has created a business to fortify the under carriage of your vehicle to prevent theft. Contact Michelle at the Treehill Day School for more information.

Working on getting the assessment information available on AppFolio for those who like to use the App. Hoping Kappes-Miller can add that feature. If you would like to join AppFolio, please contact David Berge at Kappes-Miller for details. He can be reached at 503-219-3190 by call or text.

River rock will be purchased for homeowners to clean up their space along the entryway or in front of the shed space. This will be available back by the Quonset hut for use at YOUR UNIT. You may also request rock using AppFolio under a maintenance request. We appreciate you keeping Treehill a nice place to live.

G. From the Board - Friendly Reminders:



With the dryer weather headed our way, you will see more children playing outside. Many families live through-out our community so PLEASE observe the 5 mile an hour speed limit for our children's safety. Parents, there is a designated play space, "The Kids Zone". located from the corner of Treehill Drive and Poplar Court down to the edge of the grassy area. Children are encouraged to play in that zone for safety since it is the back of the complex. Poplar Court residents, your guests and delivery folks need to be especially careful driving through this zone. Cameras monitor this zone at all times and repeat offenders will be warned and fined. We appreciate your cooperation keeping Treehill a safe place to live.



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"The Kids Zone" play area needs a spring cleanup. The playhouse needs to be tightened up and painted the new complex colors. Bark needs to be moved into the space for safety. Any families that are interested in spending a few hours to freshen up the play area would be much appreciated. It can be coordinated at one time or teams could be assigned painting or moving bark. Earth Day is April 22 which is a Friday but Saturday April 23rd would be a great day to celebrate that.

Please email Treehilliason@comcast.net if interested and your ideas are appreciated.

There is a Wood Village clean up day planed on Saturday, May 14th. The location will be announced soon so be looking for it in the Wood Village News. This is a great way for Wood Village residents to get rid of many items you cannot take to charitable donations such as Good Will.



Yard Debris Areas – There are 6 designated areas for Treehill Park residents to take yard debris from your decks, courtyards and surrounding areas to. A-1 landscaping will remove yard debris such as cut up branches, leaves, weeds, and plant trimmings. Excluded from this zone are items such as dirt, large tree branches, Christmas trees or large shrubs. These zones are to reduce yard debris in trash bins saving more room for trash. If there are large branches that need to be removed from wind, snow or heavy rain, let us know at Treehilliason@comcast.net .



Treehill has a "Red Butterfly Project". What that means is that you are choosing to not have the landscapers use weed spray around your unit. In order to participate you will agree to keep your space weed free. If you are interested in this please notify Treehilliason@comcast.net and we will get you a sticker for the address bar of your unit.

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

Many new residents here at Treehill. If you are selling your unit be sure to return your pool

keys, parking stickers and mailbox keys. This can be done by placing them in a Ziplock bag, **IDENTIFY WITH YOUR NAME AND UNIT ADDRESS** and drop 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.

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

The next meeting will be the Annual Homeowners meeting held April 24th at 2:00pm in the Recreation Center.

Contact email: TreehillLiaison@comcast.net

Website: treehillpark.org

Message Center: 503-790-2100