

Treehill Park Homeowners Association Board of Directors



Zoom Video Conference Board Meeting Minutes April 27, 2022 6:30 PM

Establish Quorum of the Board: A quorum of the Board was established with: Carol Woods, Kaye Maddocks, Debbie Engels and Dawn Petricevic. Homeowners in attendance were Al Evans, Wes Davis, Lucas Gierek, Kathy Kowaleski and Johnny Valasquez our maintenance lead.

A. Homeowners Forum:

Kaye mentioned that she has spotted rats running around using the mole holes/trails. Johnny will set traps this next week.

Homeowner problems about Day care fence. Before anything can be done wait for notification from city that a hearing regarding the 6 ft fence won't happen until daycare requests hearing. All homeowners will be notified and go to hearing at that point and be heard your thoughts on 6 ft fence, but not until then.

Al Evans is hoping that the assessment can be pulled from his checking just like his dues. KM looking into that option for homeowners. Call David Berge at KM if you are interested.

B. Consent Agenda/Announcements:

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

C. Financials: Kaye

Bank Balance Summary March 31, 2022

	Operating Fund		Reserve Fund		
	Columbia Bank	Debit Card	Columbia MM	WA Fed MM	WA Fed CDs
Beginning Balance	\$ 47,209.81	\$ 680.14	\$ 80,286.24	\$ 27,254.52	\$21,862.75
Monthly Income	\$ 41,758.67	\$ 494.26	\$ 16,320.24	\$ 4.63	-
Monthly Expense	\$ (39,658.77)	\$ (474.40)	\$ 4,830.16)	-	-
Ending Balance	\$ 49,309.71	\$ 700.00	\$ 91,776.32	\$ 27,259.15	\$21,862.75

March 31, 2022	Balances				
Operating Accounts	\$	50,009.71			
Reserve Accounts	\$	140,898.22			
Total Bank Accounts	\$	190,907.93			
Accounts Receivable	\$	5,575.55	(less doubtful accounts)		
Total Assets	\$	196,483.48			
Accounts Payable	\$	15,723.27			

\$10,980.00 of the assessment has been collected so far.

D. **Committee/Project Reports:**

Neighborhood Watch: AI

Not much to report, seems it was a quiet month. Working on getting regular crime reports from the city. There are no scheduled meetings at this time.

Landscaping/A-1 Report: Dawn

Reminded the A-1 crew that weeds have to be pulled with their hands, a weed eater is not appropriate for some areas. Working on getting blackberries removed from the upper hillside that runs between Treehill Drive and Alder Crest.

Website Report (treehillpark.org) AI

Posted the current agenda and last month's minutes. The program used for the website updated and AI had to figure out how to retrieve data regarding our website traffic. It seems our website last year had over 5000 page views. Last year it was a little over 2000 page views. Glad folks are using the website.

Maintenance Report: Johnny

Maintenance Completed:

- 23917P Remove and replace back deck and railing
- 23927T Replace patio wall siding and back upper wall build new shed doors
- 23929T Remove shed roof and shingles and rebuild replace front trim on unit
- 23931T Remediate mold in attic and add exhaust vent to unit
- 23906T Rebuild back divider wall
- 23908T Rebuild back divider wall
- Complex Pick up down branches

Future Maintenance:

- 23933T Rebuild front shed, front lower siding and chimney
- 23925T Rebuild front and back siding walls and patio doors
- 23901T Remove and replace rotten siding on unit
- 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 until the COVID restrictions lift.

Pool: Carol

The pool is closed until June.

E. **Unfinished Business:**

There were not many responses for bids. At this point, Johnny is asking Treehill to purchase scaffolding to be able to complete the T1-11 siding projects faster. Renting them has become difficult since there is a high demand and then there is the cost of the rental. The Board is considering this considering the amount of times we rent scaffolding and the cost vs owning. Johnny will price out and present to the Board.

Treehill is still taking bids from contractors who are licensed, bonded and carry Work Comp for their employees. They can apply by contacting Treehilliason@comcast.net and the message will be forwarded to the Maintenance lead for follow up.

Since the response has been slow, Dawn suggested a temp agency that deals with construction workers. Temporary labor would allow these jobs to be completed faster. Johnny will look into how the temp agency operates and if that is an option to get more help for siding.

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

F. **New Business:**

Wood Village Clean-up day is Saturday, May 14th from 9 am -12 pm. The location is at the Wood Village Town Center. This event is for Wood Village residents only and is a great way to get rid of items for free. **Please see the information, location and map below for more information**

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.

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 TreehillLiaison@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 TreehillLiaison@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@kappesmillier.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 held May 25th at 6:30 pm,

Contact email: TreehillLiaison@comcast.net

Website: treehillpark.org

Message Center: 503-790-2100

Community Cleanup Day

MAY 14 SATURDAY

Saturday, May 14th 9:00am through 12:00pm

Wood Village Town Center

Free

We are happy to announce that we'll be bringing the Annual Community Cleanup Day this year. This will be a **self-service event and only available to Wood Village residents**. We will have staff and volunteers monitor the area and verify your name and address via ID, utility bills, or mortgage/rent stub.

Here's a list of acceptable/unacceptable items:

ACCEPTABLE

- Appliances (Ex: washers, dryers, water heaters, stoves, and other large appliances, toaster ovens, microwaves, and small appliances)
- Carpets & Padding
- Electronics (Ex: tv's, DVD and VCR players, stereo equipment and speakers, computers, monitors, printers and other hardware items, lamps)
- Furniture (Ex: sofas, sofa beds, chairs, futons, dressers, tables, cabinets, bookshelves, desks, and other similar household furniture items)
- Mattresses (Ex: all mattress sizes, foundations, and box springs)
- Metal (Ex: bed frames, scrap metal, pipes, file cabinets, shelving unit, exercise equipment, bikes, lawnmowers, BBQs, gardening equipment (all oil & gas must be removed))
- Miscellaneous Household Items (Ex: window blinds, pipes, brooms and mops, toilets, sinks, tires, etc.)

UNACCEPTABLE

- Construction Debris, not limited to (Ex: concrete, plaster, dirt, rocks, roofing, bricks, fluorescent fixtures, scrap wood, plywood, vinyl floor, siding, sheetrock, windows, doors)
- Clothes
- Food
- Glass & Mirrors
- Hazardous Waste & Chemicals, not limited to (Ex: paints, pesticides, batteries, solvents, cleaning agents/products, gas, oil, coolants/anti-freeze, lawn, garden and pool chemicals)
- Materials Containing Asbestos
- Oversized Items (Ex: pianos, hot tubs, etc.)
- Putrescible Solid Waste (Ex: household garbage/waste of any kind, including kitchen or bathroom trash)
- Sod
- Yard Debris
- Yard Waste

*Location is subjected to change

