

Treehill Park Homeowners Association Board of Directors



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

Establish Quorum of the Board: A quorum of the Board was established with: Carol Woods, Kaye Maddocks, Dawn Petricevic and Jocelin Higgins. Homeowners in attendance were Al Evans, Bil Willis, Natasha Wainright Maurice and Irena Lukasiewicz.

A. Homeowners Forum:

Al Evans asked when the Annual Homeowners Meeting would be rescheduled? That is a great question that we are not sure how to answer. COVID restrictions are at a level 3 currently and have fluctuated for months. The Bylaws imply we must all meet in person. The problem is many of our homeowners are immune compromised or elderly and cannot risk exposure. The Rec Center remains closed as well. The Board is working with Kappes-Miller to figure this out.

Al also wondered if the budget was ever approved since he left the Board. He did not find it in his documentation. Carol said to contact David Berge with Kappes-Miller to get the final budget to post on the web page.

B. Consent Agenda/Announcements:

1. The last Board meeting minutes were approved: _____ made the motion; 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 April 30, 2022

	Operating Fund		Reserve Fund		
	Columbia Bank	Debit Card	Columbia MM	WA Fed MM	WA Fed CDs
Beginning Balance	\$ 49,309.71	\$ 700.00	\$ 91,776.32	\$ 27,259.15	\$21,862.75
Monthly Income	\$ 50,006.32	\$ 6,000.00	\$ 29,192.01	-	-
Monthly Expense	\$ (37,167.14)	\$ (5,286.65)	-	-	-
Ending Balance	\$ 62,148.89	\$ 1,413.35	\$ 120,968.33	\$ 27,259.15	\$21,862.75

April 30, 2022	Balances	
Operating Accounts	\$ 63,562.24	
Reserve Accounts	\$ 170,090.23	
Total Bank Accounts	\$ 233,652.47	
Accounts Receivable	\$ 4,479.77	(less doubtful accounts)
Total Assets	\$ 238,132.24	
Accounts Payable	\$ 21,317.50	

Bank Balance Summary
May 31, 2022

	Operating Fund		Reserve Fund		
	Columbia Bank	Debit Card	Columbia MM	WA Fed MM	WA Fed CDs
Beginning Balance	\$ 62,148.89	\$ 1,413.35	\$ 120,968.33	\$ 27,259.15	\$21,862.75
Monthly Income	\$ 81,271.07	\$ 1,500.00	\$ 54,324.16	-	-
Monthly Expense	\$ (86,708.37)	\$(1,259.54)	\$ (8,533.29)	-	-
Ending Balance	\$ 56,711.59	\$ 1,653.81	\$ 166,759.20	\$ 27,259.15	\$21,862.75

May 31, 2022 Balances	
Operating Accounts	\$ 58,365.40
Reserve Accounts	\$ 215,881.10
Total Bank Accounts	\$ 274,246.50
Accounts Receivable	\$ 12,792.29 (less doubtful accounts)
Total Assets	\$ 287,038.79
Accounts Payable	\$ 21,317.50

D. Committee/Project Reports:

Neighborhood Watch: **AI**

Rec Center is still closed so no in person meetings as of yet. Local police are still utilizing zoom and no in person meetings due to COVID

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

A-1 crew has been struck with COVID and staffing issues. Unfortunately, they have not been able to fully service the property as discussed with the supervisor at the beginning of spring. They are working hard to get caught up.

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

The Website is up to date. New Swimming rules and hours posted.

Maintenance Report: **Johnny** Completed over April and May

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
- 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

Future Maintenance:

- 23912P Remove and replace rotten siding, prepare for paint
- 23914P Remove and replace rotten siding
- 23941P Remove and replace rotten siding, prepare for paint
- 23943P Remove and replace rotten siding, prepare for paint
- 23945P Remove and replace rotten siding, prepare for paint
- 23947P Remove and replace rotten siding, prepare for paint
- 23949P Remove and replace rotten siding, prepare for paint
- 23951P Remove and replace rotten siding, prepare for paint
- 23953P Remove and replace rotten siding, prepare for paint

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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 at this time, Rec Center closed due to COVID

Pool: **Carol**

The Pool opened in mid June. We could use a few more volunteers. Please contact Treehilliason@comcast.net if you are interested.

The new Pool Rules have been uploaded to the website. Adult Only swim 8-9PM. Please observe the pool rules and use guidelines. Each resident entering the pool area must wear/have present their blue pool bracelet. Each guest (**you are allowed 2**) must wear/have present their yellow visitor bracelet. Treehill residents pay dearly each year to be able to open, maintain and purchase chemicals to enjoy the pool. In past years, kids from neighboring areas would flock to the pool, make a mess, dump furniture into the pool, break the float line, plug the filter, etc. This behavior costs all of the homeowners a great deal. So, the wrist band system was developed to curb those who do not live here from destroying the pool area and to maintain a reasonable amount of folks so we can all have a chance to enjoy the pool. The wrist bands are also for safety in helping us identify those who do not belong. Thank you for being a mindful resident.

Treehill will purchase a sign that reminds folks that they must have wrist band to enter.

Going Green: Jocelin

Many residents are recycling their own cans and bottles using Bottle Drop. There are a few who are having Treehill periodically pick them up. Residents are no longer allowed to recycle “refundable” bottles and cans at the curbside due to vagrants digging through trash/recycling, making a mess and at time have vandalized cars.

Solar energy for Treehill? We are looking at what the costs are and considering this for the future of Treehill. There is a federal credit and low-cost loans that are ending soon to consider. We will contact three companies and ask for a proposal. The Rec Center roof is idea for solar panels and could be very beneficial to our property value as well.

E. **Unfinished Business:**

The bridge near the pool needs to be looked at as the paint is already chipping off and only after one year. Is there another product that would be a better fit for that bridge to withstand the sun and rain? Johnny said that the pitch from the pine tree prevents a good bond with the paint used. He will see if there is a remedy.

The Reserve Study is finally complete for the board to review. We can then look at the budget to Make sure we are where we need to be now and for the financial future of the complex.

F. **New Business:**

Johnny has asked for a little additional help for the next two months and though a high schooler would be very helpful to pressure wash and do simple tasks freeing the other two up to get the siding replaces on units getting reading for painting while the weather is good. Kaye motioned to allow a minimum wage worker for two months. Dawn seconded.

Free maple wood rounds on lower Treehill Drive. These are from the tree that Waste Management knocked down.

Parking stickers – If you are a Treehill resident, you are allowed one parking sticker for each car that is on the property, up to two. You are allowed one undercover space (matching your address) and one other where you can find it. If you reside here, you are not allowed to park in the guest parking areas. Guest parking is for **only** guests. Motorcycles are considered a vehicle and must either have a parking sticker or shares the undercover space with a stickered vehicle. If a motorcycle is the third

vehicle, then it is not allowed to have its own parking space and it must share the undercover space. Treehill does not have endless parking spaces so please be a good neighbor and observe these rules.

G. **From the Board – Friendly Reminders:**

PLEASE observe the 5 mile an hour speed limit for our children’s safety. 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 in 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 .

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

If you are selling your unit, please notify Treehill 30 days in advance using AppFolio. Create a maintenance request and say you plan to sell your unit. This will notify the maintenance team there may be some up and coming repairs needed and get you on the current list for repairs.

Once your unit is sold, be sure to return your pool keys, parking stickers and mailbox keys. This can be done by placing them in a Ziplock bag, **IDENTIFY YOUR NAME AND UNIT ADDRESS**. Then drop them in the Recreation Center mail box. If these steps are not followed you 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 July 27th at 6:30 pm

Contact email: TreehillLiaison@comcast.net

Website: treehillpark.org

Message Center: 503-790-2100