

# Treehill Park Homeowners Association Board of Directors



## Zoom Video Conference Board Meeting Minutes July 27th, 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 in attendance were Al Evans, Bil Willis, Natashaia Wainwright, Charlotte Huston, Maurice, Tami Huntzigner and Kathy Kowaleski.

**A. Homeowners Forum:**

Natashia wondered about the adult swim from 8-9. Margaret Jimenez is working on a sign regarding hours, no food or open containers and wrist bands. The sign will be placed above the gate lock so all who enter are aware. There will be random wrist band checks throughout the rest of the summer.

Jocelin wondered about the pool capacity. There will probably be more folks swimming due to the hot temperatures. Be kind and enjoy our pool/

**B. Consent Agenda/Announcements:**

1. The last Board meeting minutes were approved: Jocelin Higgins made the motion; Kaye Maddocks 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 June 30, 2022

	Operating Fund		Reserve Fund		
	Columbia Bank	Debit Card	Columbia MM	WA Fed MM	WA Fed CDs
Beginning Balance	\$ 56,711.59	\$ 1,653.81	\$ 166,759.20	\$ 27,259.15	\$21,862.75
Monthly Income	\$ 47,790.12		\$ 54,324.16	-	-
Monthly Expense	\$ (48,280.02)	\$ (510.22)	\$ (8,533.29)	-	-
<b>Ending Balance</b>	<b>\$ 56,221.69</b>	<b>\$ 1,143.59</b>	<b>\$ 212,550.07</b>	<b>\$ 27,259.15</b>	<b>\$21,862.75</b>

<b>June 30, 2022</b>	<b>Balances</b>
Operating Accounts	\$ 57,365.28
Reserve Accounts	\$ 261,671.97
<b>Total Bank Accounts</b>	<b>\$ 319,037.25</b>

Accounts Receivable	\$ 12,792.29	(less doubtful accounts)
<b>Total Assets</b>	<b>\$ 331,829.54</b>	

Accounts Payable	\$ 21,317.50
------------------	--------------

**D. Committee/Project Reports:**

Neighborhood Watch: **Al**  
Nothing has changed.

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

Keeping Treehill Beautiful Team? We need a few volunteers located all over the complex to help keep an eye out on the landscape around Treehill. We are a large community and one person cannot see the whole property. If something is over grown, tall grass, weeds taking over a space, please let us know by using AppFolio through a maintenance request. If you would like to help overlook an area, please contact [Treehilliason@comcast.net](mailto:Treehilliason@comcast.net). Let's keep the whole property looking well-kept and beautiful.

Dawn was asked to have A1 to prune a few locations. Thank you for letting me know. A1 will not prune during the hot weather unless absolutely necessary. If shrubs are pruned when hot, we risk losing the shrub.

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

All up to date.

Maintenance Report: **Johnny** was on vacation, Jocelin Higgins read the report.

**Maintenance Completed:**

- 23949P Rebuild sheds and front of unit siding and trim
- 23951P Replace patio wall siding and back wall build new shed doors
- 23953P Replace side siding and trim on unit
- 23982T Replace 4 decking boards on back deck and stain
- 23940P Install new security light on back of unit
- 23912P Replace rotten trim on unit and caulk power wash and stain back deck
- 23914P Replace rotten trim on unit and caulk
- Complex Power wash multiple decks
- Complex Paint carports

**Future Maintenance**

- 23938P Remove siding, replace on front and side of unit and rebuild shed doors
- 23936P Remove siding, replace on front and side of unit and rebuild shed doors
- 23934P Replace upper siding on unit
- 23932P Remove siding and replace rebuild shed doors
- 23805T Trim trees around units
- 23940P Replace siding on roofing upper siding on side peak
- Carports Fix damaged carports
- Complex Paint carports
- Complex Clean moss of roofs and clean gutters out
- 

**PLEASE GET RID OF YOUR TRASH WEEKLY.** One unit storage shed was completely packed with trash that had been there for sometime rotting. Johnny and his crew had to take a break cleaning this storage unit as the stench was so great it caused the workers to throw up. This behavior is unacceptable and the fine is very heavy for these types of violations.

**Our "Outstanding List" is larger than we can list here.  
Please do not think we've forgotten your requests.**

Rec Center Rentals/Activities: **Carol**

No rentals at this time

Pool: **Carol**

We could use a few more volunteers. Please contact [Treehilliason@comcast.net](mailto:Treehilliason@comcast.net) if you are interested.

Going Green: **Jocelin**

Treehill has a toilet replacement program to help save on water. Please let us know if you are interested. [Treehilliason@comcast.net](mailto:Treehilliason@comcast.net)

Treehill also has a few rain water barrels if you are interested in collecting rain water to use for watering around your unit let us know at [Treehilliason@comcast.net](mailto:Treehilliason@comcast.net)

Kathy and Charlotte each asked for one since they have the long bridge from their unit to where the flowers are. Perfect use for these. We will let Johnny know.

Waiting for solar companies to send bids on placing solar on the Treehill rec center roof to pay for lights, power at Rec Center and pool. Let's see if it is worth it. If it does, Treehill will look into how we can equitably add solar throughout the complex.

E. **Unfinished Business:**

Staining the bridge with a more durable product. The pine pitch over the bridge deck makes it a challenge to keep the stain on. Maybe after a more intense prep job it might last longer.

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:**

Free maple wood rounds on lower Treehill Drive. These are from the tree that Waste Management took 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. Garage units must utilize one space inside the garage and second vehicle is parked outside behind that. If you reside here, you are not allowed to park in the guest parking areas. **Guest parking is for guests only.** 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/sticker and it must share the undercover space. Treehill does not have endless parking spaces so please be a good neighbor and observe these rules. ALL VEHICLES MUST BE IN WORKING ORDER.

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

**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](mailto:TreehillLiaison@comcast.net) .

**Vehicle Updates** - 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](mailto:Connie.fleming@kappesmiller.com)

**Selling Your Unit** - 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.

**Crime** - 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 August 31st at 6:30 pm

Contact email: [TreehillLiaison@comcast.net](mailto:TreehillLiaison@comcast.net)  
Website: [treehillpark.org](http://treehillpark.org)  
Message Center: 503-790-2100