

Treehill Park Homeowners Association Board of Directors



Zoom Video Conference Board Meeting Minutes August 31, 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, Jocelin Higgins and Johnny Velaquez, Maintenance lead. Homeowners in attendance were Al Evans, Natasha Wainright, Maurice, Ed Thompson.

A. Homeowners Forum:

Can the pool stay open longer this year since it rained most of June? Johnny let us know that we can do this only until the temperature outside has a high of 70 degrees. Jocelin seemed to think she had enough volunteers. The Board agreed that either at the end of September or once the temperature becomes 70 degrees consistently outside.

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 July 31, 2022

	Operating Fund		Reserve Fund		
	Columbia Bank	Debit Card	Columbia MM	WA Fed MM	WA Fed CDs
Beginning Balance	\$ 56,221.69	\$ 1,143.59	\$ 162,617.94	\$ 27,259.15	\$21,862.75
Monthly Income	\$ 44,988.27	\$ 243.17	\$ 9,544.38	-	-
Monthly Expense	\$ (44,053.47)	\$ (686.76)	\$ (12,902.81)	-	-
Ending Balance	\$ 57,156.49	\$ 700.00	\$ 159,259.51	\$ 27,259.15	\$21,862.75

July 31, 2022 Balances	
Operating Accounts	\$ 57,856.49
Reserve Accounts	\$ 208,381.41
Total Bank Accounts	\$ 266,237.90
Accounts Receivable	\$ 12,013.17 (less doubtful accounts)
Total Assets	\$ 278,251.07
Accounts Payable	\$ 16,910.51

D. Committee/Project Reports:

Neighborhood Watch: **Al**

No meetings scheduled at this time. Has an email out to his contact as to future meetings at Treehill.

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

Still working with crew to get major things done each week.

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

The July minutes were posted. The August agenda was uploaded for the meeting.

Maintenance Report: **Johnny**

A bee suit has been ordered for protection while removing wasp and bee nests. There are about 15 decks that need to be replaced. Siding and painting have been the main focus before the rain starts.

Maintenance Completed:

- 23903T, remove and replace 30 sheets of siding on side of building
- 23938P, replace patio siding and divider walls, build new shed doors
- 23949P, replace divider walls and rebuild sheds
- 23951P, replace divider walls and rebuild sheds
- 23940P, power wash and stain deck
- 23912P, power wash and stain back deck
- 23914P, power wash and stain back deck
- 23970T, power wash and replace 6 deck boards and stain back deck
- 23945P, power wash and stain back deck
- Complex, replace 6 toilets
- Remove, wasp, bee and bald-faced hornet nests throughout complex

Future Maintenance:

- 23932P, remove siding and replace on front and side of unit and rebuild shed doors
- 23936P, remove siding and replace on front and side of unit and rebuild shed doors
- 23934P, replace upper siding on unit
- Garage units, power wash and stain all 2nd story decks
- 23805T, trim trees around units
- 23940P, replace siding on roof and on side peak
- Carports, fix damage caused delivery/service vehicles
- Complex, paint carports
- Complex clean moss of roofs and clean gutters out

**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**

The pool will stay open until the end of September or the temperature reaches 70 degrees consistently.

Training videos are on the website for new volunteers working the pool. Shows all the required testing procedures as well as maintaining the chlorine. These will be great for next year.

Going Green: **Jocelin**

Treehill has a toilet replacement program to help save on water costs. Please let us know if you are interested in having your toilet replaced at our expense.

Treehill has rain water barrels if you are interested in collecting rain water to use for watering around your unit. Let us know at Connie.fleming@kappesmilller.com

Solar companies slow to respond. Once we have more information, we will present it to our population. KM gave a few contacts so we will reach out to those companies.

Recycling program for refundable bottles and cans. We are trying to cut down on the amount of houseless folks from wandering into the complex on Tuesday night or early Wednesday morning rummaging through the curbside recycle containers looking for refundable bottles and cans. Please sign up with "Bottle Drop" or send Jocelin an email and we can collect them. The proceeds will go towards things like the annual meeting drawing gifts or bottled water for the maintenance crew. Send me an email if you need us to pick up at your location. Many residents are already participating with

the "Bottle Drop" program. There are a few residents who prefer us to take them. Thank you for keeping them out of the curbside recycle can. Jocelin.higgins@gmail.com.

E. **Unfinished Business:**

None

F. **New Business:**

The hand railing along the creek headed to upper Treehill needs to be repaired. It is on the list once the siding and painting are done for this year.

Due to attending many medical appointments and classes Carol Woods has resigned from the board as chair. I am available for questions from whomever signs up for chair and vice chair, splitting the job between two people. Please consider taking this job on. Dawn Petricevic will act as Interim Board Chair until elections can happen early next year.

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

Free wood rounds on lower Treehill Drive, help yourself.

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 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.

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 Connie.fleming@kappesmilller.com.

Vehicle Updates - All homeowners, if they haven't yet, turn in a completed owner/tenant form. Send this to Connie.fleming@kappesmilller.com. By doing this you get a numbered parking vinyl cling to put in the back window of your vehicle. If any vehicle is parked in a covered spot and has no sticker, you could either be towed or fined. If you are new and waiting for the sticker to arrive, park in your assigned spot as we can verify your contact with KM. The form can be found on our website under contact us.

Selling Your Unit – Please notify us at least 30 days in advance so we can get the unit on the up-and-coming maintenance list. This can be done by sending an email to: If you are selling your unit, be sure to return your pool Connie.fleming@kappesmilller.com.

If Your Unit Has Sold - Please return the pool keys and wristbands, 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.
Connie.fleming@kappesmilller.com

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

The next meeting will be held September 28th at 6:30 pm

Contact email: Connie.fleming@kappesmilller.com

Website: treehillpark.org

Message Center: 503-790-2100