

Treehill Park Homeowners Association Board of Directors



Zoom Video Conference Board Meeting Minutes September 28, 2022 6:30 PM

Establish Quorum of the Board: A quorum of the Board was established with: Kaye Maddocks, Debbie Engels, Dawn Petricevic and Jocelin Higgins. Homeowners present were; Maurice, Al Evans, Carol Woods, Heidi Miller and Maintenance lead, Johnny Velasquez.

A. Homeowners Forum:

Mole traps. Hard to find ones that effective. Johnny found a new one so he is trying it.

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 August 31, 2022

	Operating Fund		Reserve Fund		
	Columbia Bank	Debit Card	Columbia MM	WA Fed MM	WA Fed CDs
Beginning Balance	\$ 57,156.49	\$ 700.00	\$ 159,259.51	\$ 27,259.15	\$21,862.75
Monthly Income	\$ 48,212.56	\$ 5,300.00	\$ 7,631.25	-	-
Monthly Expense	\$ (54,786.24)	\$ (2,479.34)	\$ (18,745.60)	-	-
Ending Balance	\$ 50,582.81	\$ 3,520.66	\$ 148,145.16	\$ 27,259.15	\$21,862.75

August 31, 2022 Balances

Operating Accounts \$ 54,103.47
Reserve Accounts \$ 197,267.06

Total Bank Accounts \$ 251,370.53

Accounts Receivable \$ 14,324.94 (less doubtful accounts)

Total Assets \$ 265,695.47

Accounts Payable \$ 16,030.81

D. Committee/Project Reports:

Neighborhood Watch: AI

No meetings scheduled at this time. Officer Hakala has been assigned to our complex. AI will reach out and discuss options for future meetings. A suspicious looking individual wandered onto lower Treehill Drive and was spotted by the Rec Center building. A homeowner spotted him, followed him as he looked into each car, he passed the daycare and over to the mailboxes in front of Treehill. He was asked if he was lost, he said he was picking up bottles and cans from someone in the complex. He was

told that Treehill has a recycle program and would not find any bottles or cans and needed to leave. This is exactly why we no longer put bottles and cans at the curbside.

Graffiti in the 238th barrier wall on the Treehill side. Who is responsible to paint over it? Dawn Will contact Mike Pullen and see who is responsible.

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

Working with supervisor to come up with regular weekly/monthly/seasonal tasks. Potential for renegotiation.

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

The August minutes were posted. The September meeting agenda was posted.

Maintenance Report: **Johnny**

Maintenance Completed:

- 23936P, replace patio siding and divider wall, build new shed doors and patio gate
- 23932P, replace patio siding and divider walls, build new shed doors
- 23945P, build new front gate for patio
- 23941P, build new front gate for patio
- 23986T, put liner down and put river rock
- 23911P, power wash and stain back deck
- Carports, paint carports throughout complex
- 23947P, replace foundation vent cover

Future Maintenance:

- 23982T, run new dryer line to outside of unit
- 23924T, replace ceiling from roof leak
- Fire Hydrant, get bid to replace fire hydrant at corner of Treehill and Poplar
- Garage units, power wash and stain all 2nd story decks
- 23805T, trim trees around units
- Pool, winterize pool
- Carports, fix damaged carports
- Complex, paint carports
- Complex clean moss of roofs and clean gutters out

Two rain barrels provided to two homeowners in upper Treehill. Gutters would have to be installed to collect the rain. The barrel is usually placed by the unit downspout. Johnny will have to figure out a low-cost solution and a safe place to put them.

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

Rec Center Rentals/Activities: **Dawn**

No rentals currently

Pool: **Dawn**

The pool is closed for the season. Thank you to the volunteers. Jocelin putting together a volunteer thank you gathering.

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. Connie.fleming@kappesmilller.com

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

Recycling program for refundable bottles and cans. Thank you for keeping them out of the curbside recycle can. If you have question contact Jocelin.higgins@gmail.com.

E. **Unfinished Business:**

F. **New Business:**

Fire hydrant replacement at the corner of Treehill Drive and Poplar Court. Estimated cost is between \$10,000 and \$30,000 we are getting 3 bids.

HOA Board of Directors – There are 4 Board positions, President, Vice President, Secretary and Treasurer that will be open for nominations/elections. We are looking for folks who care about the future and wellbeing of Treehill Park. If we can not fill these Board positions, our complex will be subject to ORS.94.642 and taken over by the state under what is called a receivership. If this happens, it will cost Treehill Park homeowners a great deal more each month in dues. Please consider volunteering and if interested, apply through the application process on Treehillpark.org., under the Volunteer tab.

HOA Board meetings are moving to every other month with the next meeting on November 30th.

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 – Fall is here and so is the wind. Use these areas for leaves and small branches. 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 - 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@kappesmilller.com

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, wristbands and parking stickers. 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 November 30th at 6:30 pm

Contact email: Connie.fleming@kappesmilller.com

Website: treehillpark.org

Message Center: 503-790-2100