

Treehill Park Homeowners Association Board of Directors



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

Establish Quorum of the Board: A quorum of the Board was established with: Dawn Petricevic, Kaye Maddocks, Debbie Engels. Also in attendance were Al Evans, Maurice, Bil Willis, Ed T. and our maintenance lead, Johnny Velasquez.

A. Homeowners Forum:

Linda Jorgenson contacted Dawn and asked if we could discuss getting Fish and Wildlife to set a trap for the Coyote who frequents the back decks of their units.. This coyote has been spotted many times and is not afraid of humans. Close call. Dawn will make the call to Fish and Wildlife and see if this is possible.

Bil Willis inquired if we are raising the dues. See "New Business".

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 September 30, 2022

	Operating Fund		Reserve Fund		
	Columbia Bank	Debit Card	Columbia MM	WA Fed MM	WA Fed CDs
Beginning Balance	\$ 50,582.81	\$ 3,520.66	\$ 148,145.16	\$ 27,259.15	\$21,862.75
Monthly Income	\$ 46,142.48	-	\$ 10,209.09	-	-
Monthly Expense	\$ (42,167.15)	\$ (520.39)	\$ (3,724.05)	-	-
Ending Balance	\$ 54,558.14	\$ 3,000.27	\$ 154,630.20	\$ 27,259.15	\$21,862.75

September 30, 2022 Balances

Operating Accounts	\$ 57,558.41
Reserve Accounts	203,752.10
Total Bank Accounts	\$ 261,310.51

Accounts Receivable \$ 8,731.56 (less doubtful accounts)

Total Assets \$ 270,042.07

Accounts Payable \$ 13,308.42

**Bank Balance Summary
October 31, 2022**

	Operating Fund		Reserve Fund		
	Columbia Bank	Debit Card	Columbia MM	WA Fed MM	WA Fed CDs
Beginning Balance	\$ 54,558.14	\$ 3,000.27	\$ 154,630.20	\$ 27,259.15	\$ 21,862.75
Monthly Income	\$ 44,367.87	-	\$ 9,414.51	-	-
Monthly Expense	\$ (37,334.44)	\$ (414.29)	\$ (616.92)	-	-
Ending Balance	\$ 61,591.57	\$ 2,585.98	\$ 163,427.79	\$ 27,259.15	\$21,862.75

October 31, 2022 Balances

Operating Accounts	\$ 64,177.55	
Reserve Accounts	\$ 212,549.69	
Total Bank Accounts	\$ 276,727.24	
Accounts Receivable	\$ 10,592.96	(less doubtful accounts)
Total Assets	\$ 287,320.20	
Accounts Payable	\$ 11,414.82	

D. Committee/Project Reports:

Neighborhood Watch: **AI**

Not much to report, the Sheriff's office cannot meet in person. AI would like to get back to the meetings. The meetings are typically held on the third Saturday of the month.

Landscaping Report: **Dawn**

Seeking bids from 3 companies – Debbie – The first bid was a little out of reach. The company came to the property, said it would cost roughly \$90 thousand to get the property cleaned up and then \$30 thousand a year to maintain. We will continue the search.

Remove Cane Grass from Creek – The cane grass has become unruly and must be removed. It has crossed the creek and is moving the creek channel so the best thing is to remove it. Johnny and team will add that to the list.

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

Last meeting minutes and this meeting's agenda were uploaded. Website is up to date.

Maintenance Report: **Johnny**

a) Maintenance Completed:

- 23984T, replace patio siding and divider wall build new shed doors and patio gate
- 23932P, build new patio gate
- 23903T, build new patio gate
- 23921T, build new patio gate
- 23982T, install new exhaust fan line for bathroom and dryer
- 23862T, remove and install 2 toilets
- 23864T, remove and install 2 toilets
- Pool, winterized
- Complex, install hose bibs covers
- Complex, cut up and clean down trees from wind storm
- Complex, spread 3-way soil shrubs and tree's

b) Future Maintenance

- 23825T, replace siding and rebuild shed doors in patio
- 23924T, replace ceiling from roof leak

Fire Hydrant, replace lower hydrant at corner of Treehill Drive and Poplar Ct
23827T, replace back divider wall
23805T, trim trees around units
23951P, replace back divider wall
Carports, fix damaged 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 have forgotten your requests.

Rec Center Rentals/Activities: **Dawn**

November rental – private gathering

December 10th "Get to Know your Neighbor Holiday Event" at the Rec Center from 2-4pm. There will be 2-3 crafters selling their items. The Board will be serving coffee, hot chocolate and cider. Come on down and introduce yourself. Great idea Jocelin!

Pool: **Jocelin**

Closed for the season

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. Treehillpark@kappesmillier.com or make a maintenance request by using AppFolio.

Recycling program for redeemable bottles and cans. Thank you for keeping them out of the curbside recycle bins. If you have questions, contact Jocelin.higgins@gmail.com.

E. **Unfinished Business:**

Board Candidates - Treehill Park Board of Directors are looking for a few folks who want to contribute to our community. The application and position descriptions are on the Treehillpark.org website under Volunteer. Please consider volunteering your time.

F. **New Business:**

Dues increase for 2023 – The Board of Directors has proposed to raise the dues by 6%. This will allow Treehill Park to be more in line with the 30-year Reserve Analysis done in 2022. Unfortunately, we are paying the price now for what previous Boards over 15 years ago should have done. Treehill will be 50 years old in 2023. A motion by Kaye Maddocks to approve the 2023 budget was made, Debbie Engels seconding the motion. The 2023 Budget has been approved.

Speed bumps – We will be purchasing speed bumps to be installed going up Treehill Drive. Many complaints about how fast folks go up Treehill Drive. We found that the Traffic Safety Store has great pricing and reliable long lasting speed bumps. These are far less than the asphalt ones that cost \$5000.00, The Board will approach Cottonwood Estates to resume paying an annual fair amount for use of Treehill Drive to access Cottonwood Estates.

The Board has decided to moving the CD/MM from WA Fed, only earning 1.5%, to SAMMONDS which has a multiyear guaranteed annuity that bears 5.05%

We saved \$1200.00 bucks – By searching for a company that did payroll, taxes and investing under one roof we were able to save a bit of money. Way to go Dawn!

The large window at the Rec Center busted out during the early hours Tuesday, November 29th. The broken window will not be replaced. Replacing the window was estimated by Gresham Glass to be around \$5000 which was cost prohibitive. It will be replaced with siding, insulated and sheet rocked inside.

The Columbia Bank acct ending in 4475, remove Carol Woods, add Kaye Maddocks, Treasurer, and Dawn Petricevic, Board Chair and Secretary.

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

Free wood rounds on lower Treehill Drive, help yourself.

Doggie Waste Stations

Please pick up after your dogs. There are waste stations throughout Treehill where bags are provided as well as a place to put the waste after. PLEASE tie the bags so our staff is not coming into contact with your dog's feces.

New Parking Stickers – Download the owner/tenant form found at www.Treehillpark.org under the downloads tab. All vehicles must be identified with Treehill Park window cling.

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. Treehillpark@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. Treehillpark@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 Treehillpark@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. Treehillpark@kappesmilller.com

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

The next meeting will be held January 25th at 6:30 pm

Contact email: Treehillpark@kappesmilller.com

Website: treehillpark.org

Message Center: 503-790-2100