

Treehill Park Homeowners Association Board of Directors



Zoom Video Conference Board Meeting Minutes January 25, 2023 6:30 PM

Establish Quorum of the Board: A quorum of the Board was established with: Dawn Petricevic, Kaye Maddocks, Debbie Engels and Jocelin Higgins as well as John Velasquez, our maintenance lead. Homeowners present were: Bil Willis, Scott Maddocks, Irena Lukasiewicz, Ed Thompson., Natashia Wainwright, Carol Woods, Al Evans, Hakim and Bridget Callier. **Excellent turn out, thank you for attending!**

A. Homeowners Forum:

Carol Woods - Coyotes have been spotted though out the complex. Please keep your cats in at night.

Irena and Natashia asked why there was an increase in dues again. Dawn explained that during her 23 years here, dues were not increased much until the last 13-15 years. There was one Special Assessment to paint the complex which was approximately 6-8 thousand per owner. Last year a 30-year Reserve Study was performed to educate this Board of expected future costs and realistic time frames as to when they are due for repair/replacement. In ten years, phase one of roofing will need to begin and that phase is estimated to be over 1 million dollars. Previous Boards did not project future costs well enough and we are now playing catch up as a result. We are getting closer to what a complex our size must rely on per the findings of the Reserve Study.

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 November 30, 2022

| | Operating Fund | | Reserve Fund | | |
|-----------------------|---------------------|--------------------|----------------------|---------------------|--------------------|
| | Columbia Bank | Debit Card | Columbia MM | WA Fed MM | WA Fed CDs |
| Beginning Balance | \$ 60,519.34 | \$ 2,585.98 | \$ 151,289.79 | \$ 27,259.15 | \$21,862.75 |
| Monthly Income | \$ 47,818.39 | - | \$ 18,086.79 | \$ 84.48 | \$ 32.73 |
| Monthly Expense | \$ (45,232.00) | \$ (496.34) | \$ (1,372.48) | - | - |
| Ending Balance | \$ 63,105.73 | \$ 2,089.64 | \$ 168,004.10 | \$ 27,343.63 | \$21,895.48 |

| | | |
|----------------------------|----------------------|--------------------------|
| November 30, 2022 | Balances | |
| Operating Accounts | \$ 65,195.37 | |
| Reserve Accounts | \$ 217,243.21 | |
| Total Bank Accounts | \$ 282,438.58 | |
| Accounts Receivable | \$ 12,655.04 | (less doubtful accounts) |
| Total Assets | \$ 295,093.62 | |

Accounts Payable \$ 17,278.02

**Bank Balance Summary
December 31, 2022**

| | Operating Fund | | Reserve Fund | | |
|-----------------------|---------------------|--------------------|----------------------|---------------------|--------------------|
| | Columbia Bank | Debit Card | Columbia MM | WA Fed MM | WA Fed CDs |
| Beginning Balance | \$ 63,105.73 | \$ 2,089.64 | \$ 168,004.10 | \$ 27,343.63 | \$21,895.48 |
| Monthly Income | \$ 40,134.23 | \$ 4,070.00 | \$ 8,978.53 | \$ 23.12 | \$ 3.83 |
| Monthly Expense | \$ (47,689.63) | \$ (2,281.30) | \$ (9,844.50) | \$ - | - |
| Ending Balance | \$ 55,550.33 | \$ 3,878.34 | \$ 167,138.13 | \$ 27,366.75 | \$21,899.31 |

| December 31, 2022 Balances | |
|-----------------------------------|---------------------------------------|
| Operating Accounts | \$ 59,428.67 |
| Reserve Accounts | \$ 216,404.19 |
| Total Bank Accounts | \$ 275,832.86 |
| Accounts Receivable | \$ 13,659.93 (less doubtful accounts) |
| Total Assets | \$ 289,492.79 |
| Accounts Payable | \$ 12,041.36 |

D. Committee/Project Reports:

Neighborhood Watch: **AI**

AI would like to reconvene these meetings as a way to connect with our community. It was suggested that these meetings happen every other month, rotating with the HOA meetings. AI is going to see if he can create a schedule and topics. We will send an invitation to the HOA when the first meeting will be scheduled.

Landscaping Report: **Dawn**

We lost several trees throughout the several days of wind, snow and ice. Johnny has been cutting them down as they are either a hazard or are already down. These trees will be replaced in the spring. We are also looking at adding vine maples on either side of these trees in the green space to add a barrier between the units.

Debbie – Search for a new landscaping company has stalled. We are not sure if we can find anyone to come even close to what we pay now.

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

The January Board meeting agenda was posted. It is all up to date.

Maintenance Report: **Johnny**

a) Maintenance Completed:

- ·23821T, fix leaking roof
- ·23966T, fix leaking roof
- ·23908T, remove and reset leaking gutter in front of unit
- ·23921T, remediate mold in attic and replace leaking lower roof
- ·23850T, repair leaking siding in back of unit
- ·Complex, put down deicer on walkways, stairs, and road way
- ·Complex, cut up and clean down trees from wind storm
- ·Complex, prune ornamental cherry trees and cut down dead trees
- ·2nd Cul-de-sac, repair short in lights
- ·Carports, install new flood lights on ends
- ·Fire Hydrant, was replace

b) Future Maintenance:

- 23825T, replace siding and rebuild shed doors in patio
- 23924T, replace ceiling from roof leak
- 23827T, replace back divider wall
- 23805T, trim/prune trees around units
- 23951P, replace back divider wall
- Paint shop, primer, and paint siding for projects
- Carports, fix damaged carports
- Complex, install new speed bumps
- Complex, trim/prune trees
- Complex clean moss of roofs
- Complex 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**

One Rental on Christmas Eve. The “Get to Know Your Neighbor and Craft Sale” event went well. We met several new homeowners. Next year will be even better. In the Spring we are considering a clothing swap event. If you are interested in helping with such an event, let us know by emailing Dawn at nwmxmom@gmail.com.

Pool: **Jocelin**

Closed for the season

Going Green: **Jocelin**

Seems like the recycling program is going well. Remember to recycle all bottles and cans yourself at the Bottle Drop (23345 NE Halsey St.) or contact Jocelin at Jocelin.Higgins@gmail.com to set up a green bag drop off and pick up of full bags. At no time should refundable bottles and cans be place in the Curby on trash day.

E. **Unfinished Business:**

HOA Board elections are coming in March. Nominations/applications will be accepted until February 25th, 2023. The HOA will then be sent their proxy/vote by US mail or email. The election will be held in person at the Rec Center on Sunday, March 25th at 2:00pm.

F. **New Business:**

Treehill turns “50” years old. Please join us at the Annual HOA meeting to help us Celebrate 50 years of Treehill Park. If you have any pictures of Treehill over the years you would like to share for this event, please contact Dawn at nwmxmom@gmail.com.

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

New to Treehill - Please complete the New Owner/Tenant form so you can receive HOA meeting minutes that keep you up to date with what is happening here at Treehill. Register your vehicle(s) and receive your required parking sticker(s). Provides emergency contact information. Please complete as soon as possible so this information is on file. The form is found at www.Treehillpark.org under downloads.

Volunteer Opportunities? Treehill Park has several opportunities for folks with a little extra time to help around the complex. Let us know what you like to do. Examples are the playground, herb or veggie gardens, landscaping, pool, and parking patrol. I have been asked if there were social opportunities like a mom’s group, toddler time and yoga. We are happy to explore and welcome your thoughts and ideas. Contact: nwmxmom@gmail.com to discuss the possibilities.

New Parking Stickers – Down load the new owner/tenant form found at www.Treehillpark.org. All vehicles must be identified with Treehill Park window cling. If you have lost your window cling, there is a \$25.00 replacement fee.

Yard Debris Areas – Fall is here and so is the wind. Use these areas for leaves and small branches. Do not use plastic bags for yard debris, the landscaping team will not pick up. If there are large branches that need to be removed from wind, snow, 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

Sold Your Unit - - 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. Give us the approximate time and location of the incident. This will allow us to see if we have video surveillance that could be provide to police if needed. Treehillpark@kappesmilller.com

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

**The next meeting will be Treehill Park’s Annual Homeowners meeting.
Sunday, March 25 at 2:00pm in the Rec Center.**

Contact email: Treehillpark@kappesmilller.com

Website: treehillpark.org

Message Center: 503-790-2100