

# Treehill Park Homeowners Association

## Annual Meeting of Homeowners Minutes

### Sunday, March 26, 2023, at 2:00 pm

### Recreation Center

**Establish Quorum of the Board and Homeowners:** The meeting was call to order with the following in attendance from the Board: Dawn Petricevic, Kaye Maddocks, Jocelin Higgins, and Debbie Engels. Maintenance lead John Valasquez and homeowners: Paul Rakoczy, Joanne Losinger, Faith Fox, Hakim and Bridgit Callier, Bil Willis, Ahna Mallat, T. Scott Harden, Paula Wood, Michelle DeCarne, Kaz Tashiro, Al Evans, Nicole Barone, Merlin Aufdengarten, Adam Bolling, Natasha Wainright, Luke and Koren Lucas and Glenn Garrison, Jr.

It is the 50<sup>th</sup> anniversary of Treehill Park. We are honoring Frankie Gentle today with a hanging flower basket as she has lived here for the entire time.

**A. Elections of the Board of Directors**

Call for anyone who would like to run but was not able to notify the HOA in time? No. The Bylaws require 51% or 55 votes to achieve a quorum and only 37 out of 108 votes were received. The Bylaws indicate that another meeting could be called but not less than 48 hours from when this meeting was called to order. There was discussion that we could adjourn and reconvene with 50% of 55 votes. More information is needed. The voting was postponed until legal could be consulted for a complete explanation of our Bylaws and Oregon Statues. Another meeting will be held via Zoom on 3/29/23 at 6:30pm to complete the election. (Invitation to be sent)

**B. Homeowners Forum:**

- It was asked if water was being shut off to those residents with delinquent HOA dues. No, Treehill Park HOA does not do that to anyone. It is not humane nor appropriate. Delinquent HOA dues are taken care of via a prescribed process through Kappes Miller and the attorneys. If the person just does not pay the dues, there is a lien placed on the property and the money is taken when the property is sold.
- It was asked what "less doubtful accounts" means under the financials. These are the delinquent HOA payments from homeowners.

**C. Consent Agenda/Announcements:**

- a. The last Board meeting minutes were approved: Jocelin Higgins made the motion; Kaye Maddocks seconded.
- b. Petty Cash, (Reimbursements generally are for camera electricity, RC Internet/Camera connection, website, mileage, maintenance equipment)

**D. Financials: Kaye**

#### Bank Balance Summary January 31, 2023

	Operating Fund		Reserve Fund		
	Columbia Bank	Debit Card	Columbia MM	WA Fed MM	WA Fed CDs
Beginning Balance	\$ 55,550.33	\$ 3,878.34	\$ 167,138.13	\$ 27,366.75	\$ 21,899.31
Monthly Income	\$ 45,691.80	\$ 4,000.00	\$ 10,619.81	\$ 23.14	\$ 7.21
Monthly Expense	\$ (42,146.05)	\$ (5,751.39)	-	-	-
<b>Ending Balance</b>	<b>\$ 59,096.08</b>	<b>\$ 2,126.95</b>	<b>\$ 177,757.94</b>	<b>\$ 27,389.89</b>	<b>\$ 21,906.52</b>

**January 31, 2023**

Operating Accounts     \$ 61,223.03  
Reserve Accounts        \$ 227,054.35

<b>Total Bank Accounts</b>	<u>\$ 288,277.38</u>	
Accounts Receivable	\$ 17,118.64	(less doubtful accounts)
<b>Total Assets</b>	<u>\$ 305,396.02</u>	
Accounts Payable	\$ 12,486.42	

**Bank Balance Summary  
February 28, 2023**

	Operating Fund		Reserve Fund		
	Columbia Bank	Debit Card	Columbia MM	WA Fed MM	WA Fed CDs
Beginning Balance	\$ 59,096.08	\$ 2,126.95	\$ 177,757.94	\$ 27,389.89	\$21,906.52
Monthly Income	\$ 41,165.01	\$ 2,000.00	\$ 11,965.07	\$ 20.91	-
Monthly Expense	\$ (38,537.09)	\$ (3,241.89)	-	-	-
<b>Ending Balance</b>	<b>\$ 61,724.00</b>	<b>\$ 885.06</b>	<b>\$ 189,723.01</b>	<b>\$ 27,410.80</b>	<b>\$21,906.52</b>

**February 28, 2023**

**Balances**

Operating Accounts	\$ 62,609.06	
Reserve Accounts	\$ 239,040.33	
<b>Total Bank Accounts</b>	<u>\$ 301,649.39</u>	
Accounts Receivable	\$ 20,049.59	(less doubtful accounts)
<b>Total Assets</b>	<u>\$ 321,698.98</u>	
Accounts Payable	\$ 17,536.61	

**E. Committee/Project Reports:**

Neighborhood Watch: **AI**

- Sign up today if you are interested in meeting every other month
- Topics are under development
- If you have issues that you would like to have presented, please contact AI

Landscaping Report: **Dawn Petrovic**

- Blackberries are being cut back on the property
- Homeowners are currently being sought for a Landscaping Committee
- Resources (materials and plants) are being reused/replanted within the property
- If you have any plants you wish to donate to Treehill Park to be planted on property, please contact Dawn
- Trees will be replaced by the pool between residences to create a privacy barrier
- Free wood chips from PGE, etc, will be used to enhance the children’s play area

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

- Minutes updated on the site
- There were 948 site visits in 2022
- Recorded meetings will be placed on the site. Anyone who cannot attend the meetings can watch/listen

Maintenance Report: **Johnny** - See maintenance report since 2021 and what is on the horizon below

**a) Maintenance Completed:**

- 23831T, fix leaking roof vent
- 24033T, remediate mold in attic install new roof vents and exhaust vents and install new ceiling joists

- 23934T, fix leaking window at back of unit
- Complex, put down deicer on walkways, and stairs.
- Complex, Snow plow road way
- Complex, prune ornamental cherry trees and cut down dead tree's
- Complex, install new speed bumps
- Complex, install 3 new lamp fixtures
- 23886T, build new front gate
- 23921T, trench out 15ft and run new gutter line

**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 trees around units
- 23951P, replace back divider wall
- Paint shop, primer, and paint siding for projects
- Carports, fix damage carport
- Complex, power wash moss off walkways
- Complex, trim trees
- Complex clean moss off roofs and clean out gutters

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

Rec Center Rentals/Activities: **Dawn**

- The Rec Center is available for rental for activities and events
- Please reserve a week in advance of your activity/event by contacting Dawn and providing \$25 as well as a \$100 deposit check (which will be returned when Rec Center is left neat, clean, and tidy after your event)

Pool: **Jocelin**

- Volunteers are needed for pool operation June through Labor Day. Duties will be: checking pool at prescribed times, monitoring, activity, opening and closing, passing out pool key and bracelets (2 yellow for homeowners, and 2 blue for guests). Training will be provided.

Going Green: **Jocelin**

- The Treehill Park can and bottle collection project continues. Contact Jocelin to pick up any cans and bottles. These are taken to Bottle Drop and the monies are placed in the Treehill Park slush fund.

**Unfinished Business:** None

**New Business:**

Searching for volunteers to create a landscaping committee. This committee could go through the complex and find spaces that need some work. This is a great opportunity for those who just want to be involved with small projects with in Treehill Park.

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

**The next meeting will be held Wednesday, May 31 at 6:30 pm**

Contact email: [Treehillpark@kappesmilller.com](mailto:Treehillpark@kappesmilller.com)

Website: treehillpark.org

Message Center: 503-790-2100

## **Completed Projects Report Since 2021**

- Rebuilt 6 decks with railings
- New Fire Hydrant – Poplar Court
- Rebuilt 16 patio areas and divider walls
- Inspect and remove diseased trees throughout complex
- Install 6 speed bumps on Treehill Drive
- Replace 300 sheets of siding prior to painting
- Paving – 2 cul-de-sacs and behind Rec Center
- 8” main water line was emergency repaired
- Attic mold remediation in 8 units
- 15 buildings painting (phase 1 & 2)
- Pool resurfaced
- 23921T, remove and replace roofing on unit
- Updated children’s play area off Poplar Court
- Grade soil and rock front of Rec Center
- Bulletin board has new cork and a fresh coat of paint
- Replaced broken street lights
- Replace 4 sump pumps and installed 1 new in unit
- Red fire lane was painted throughout complex
- Built fence to limit access to Quonset hut
- 20 new security lights were installed
- Updated Pool /Pump room with a new slider and siding
- 18. Decks were scraped and stained with deck over
- Both bridges were scraped and painted with deck over stain

## **On the Horizon**

- Replace siding as needed on the remaining 6 buildings
- Paint the remaining 6 buildings (phase 3)
- Plant trees and relocate shrubs to for privacy barrier down behind units located on Treehill Dr. and Poplar Ct.
- Rebuild remaining 10 decks with railing update
- Mold remediation in attics as made aware
- Rock perimeter of each building to prevent dry rot
- Grade soil and rock selected entryways
- Rebuild sheds and divider walls
- Repair damaged carports
- Inspect siding on phase one buildings, replace siding as needed
- Install roof vents to units throughout complex
- Replace remaining 2 fire hydrants
- Replace street lights 1-2 per month
- Replace failing handrails throughout complex
- Grind up stumps throughout complex