

Treehill Park Homeowners Association Board of Directors



Zoom Video Conference Board Meeting Minutes May 31, 2023, 6:30 PM

Establish Quorum of the Board: A quorum of the Board was established with the following: Dawn Petricevic, Kaye Maddocks, Debbie Engels, Jocelin Higgins, and Hakim Callier. Also in attendance were Ed T, Al Evans, Natasha Wainright, Victor Petricevic, Ms. Maurice, Irena Lukasiewicz, and Kaz.

A. Homeowners Forum:

Natasha: PGE dug and left a mess; we just got the renovation people to call me, and they will come and fix the issue; I just wanted to let people know that they would park their trucks out there.

Ed: is there a schedule for the deck repair, and will it come after the painting this year? I put in a request in September of 2021. That will be rebuilt, and the decks will be rebuilt, as well as the divider wall. The painting can't happen while the repairs are happening at the end of summer, near the Fall of 2023, you are on the list for a deck replacement, and it will happen.

Dawn: The deck repairs will come after the painting this year, and your resident was contacted about this; the divider wall and the deck will be rebuilt and replaced.

Natasha: Who determines who gets the metal railings and frames around their deck?

Dawn: There is a certain number of inches from the ground where a railing is required. Years ago, owners were allowed to pay for a bar upon request. But it has been some time since anyone requested or paid for it. We have a specific railing requirement and must complete 20 decks out of 108 sidings. Unfortunately, unexpected items have caused some delays in the project, but I am doing my best to manage everything efficiently. I don't think your (Natasha's) deck meets the requirement for the railings. Johnny could make a step off the deck if you need it.

We plan to employ two teenagers to assist us in various tasks this summer. One of their primary responsibilities will be to level the ground and lay down weed barriers in front of select units where trees have been removed. We will then cover it with rocks. Additionally, homeowners who wish to have trees in their yards may bring them in pots and take them with them if they move.

B. Consent Agenda/Announcements:

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

C. Financials: Kaye

Bank Balance Summary March 31, 2023

	Operating Fund		Reserve Fund		
	Columbia Bank	Debit Card	Columbia MM	WA Fed MM	WA Fed CDs
Beginning Balance	\$ 61,724.00	\$ 885.06	\$ 189,723.01	\$ 27,410.80	\$ 21,906.52
Monthly Income	\$ 43,931.89	\$ 429.57	\$ 10,666.14	\$ 21,942.00	\$ 8.28
Monthly Expense	\$ (39,243.89)	\$ (997.17)	\$ (2,375.09)	-	\$(21,914.80)
Ending Balance	\$ 66,412.00	\$ 317.46	\$ 198,014.06	\$ 49,352.80	\$ -

March 31, 2023 Balances	
Operating Accounts	\$ 66,729.46
Reserve Accounts	\$ 247,366.86
Total Bank Accounts	\$ 314,096.32
Accounts Receivable	\$ 19,299.70 (less doubtful accounts)
Total Assets	\$ 333,396.02
Accounts Payable	\$ 12,118.15

**Bank Balance Summary
April 30, 2023**

	Operating Fund		Reserve Fund	
	1st Sec CK	Debit Card	1st Sec MM	Annuity
Beginning Balance	\$ 66,412.00	\$ 317.46	\$ 198,014.06	\$49,352.80
Monthly Income	\$ 38,273.41	\$ 2,338.39	\$ 11,170.13	-
Monthly Expense	\$ (55,394.32)	\$ (2,178.58)	-	-
Ending Balance	\$ 49,291.09	\$ 477.27	\$ 209,184.19	\$49,352.80

April 30, 2023 Balances	
Operating Accounts	\$ 49,768.36
Reserve Accounts	258,536.99
Total Bank Accounts	\$ 308,305.35
Accounts Receivable	\$ 21,494.12 (less doubtful accounts)
Total Assets	\$ 329,799.47
Accounts Payable	\$ 13,779.79

D. Committee/Project Reports:

Neighborhood Watch: **AI**

Our neighborhood watch held its first meeting since the pandemic began. We discussed the purpose and limitations of the group and the importance of reporting any suspicious activity or concerns. Don't hesitate to contact us with any doubts or questions - we welcome inquiries made in good faith. Unfortunately, the deputy could not attend, but we are exploring the possibility of having a representative from the Sheriff's Department present at future meetings.

Landscaping Report: **Dawn**

Johnny took great care of the cherry blossoms this year by pruning them to prevent mess. We also transplanted a few volunteer trees and plan to do more in Fall 2023. We've lost many trees over the years and intend to replace them. Fortunately, there's no shortage of trees, and we'll do more replacements in the Fall. Unfortunately, we lost three trees during winter but created other islands to provide better structure. Johnny brought rocks to fill the space, and three homeowners helped water the newly planted trees. We made sure not to spray weed spray on them. Although the butterfly on the address signs did not work out as a way to warn against weed spray, we found the signs in Spanish closer to the ground to be a better option.

Irena: I would like to address a couple of concerns. It is reasonable to ask that the landscapers refrain from spraying in my area, mainly if they cannot communicate with me in English. Despite displaying a red butterfly to indicate my wishes, they still sprayed. I plan to create signs to avoid this issue in the future. Additionally, I have noticed that their only significant task is blowing away my bark dust. Johnny has had to replace it several times since I moved in. It seems excessive to pay them \$20,000 a year for only two tasks, especially when Johnny is responsible

for trimming trees and has many other responsibilities. On the side of Treehill, where I reside, there is a group of cottonwood trees that cause significant issues during the blooming season. When the landscapers use their blowers, it only exacerbates the problem. It would be greatly appreciated if they could refrain from using blowers in this area for a while. We may need to look for another company. They sprayed my ground cover, and there was no reason for them to spray it. I think Grace Landscaping does Cottonwoods; they do a much better job.

Debbie: we can check them out if you want to give us their information, and I will check them out to see their rates.

Maurice: I have a question, how much mowing do they do at Cottonwood? Because isn't that the point? We're paying to mow.

Debbie: We've already tried four companies, but either they needed help to handle our needs or their rates needed to be lowered. However, if you provide us with the information for the Cottonwoods landscapers, we can check them out and see their rates.

Dawn: Hakim's son will be working with Johnny, and I think another person is interested in helping over the summer. The two teenage hires can help with tasks such as placing rocks around the buildings and in the front spaces. The bark dust is easily blown away; the rock will not. People can plant in pots if they want, which are mobile and can be taken with a homeowner.

Website Report (treehillpark.org) AI

The website is up to date, and I have both sets of minutes uploaded; it's been well over a month, and they are available for download. There is another change, there is a problem with the virtual phone, Carol was still getting calls for calls to her phone, so I am putting a notice on the website with Kappes Miller's phone number so that people can contact them.

Dawn – We don't know how this number was set up, so we don't know how to discontinue the phone service. I've tried to figure it out but still not successful.

AI – any place you see that old phone number or email address, ignore it. You are updating all the information across the website; it's become more complicated than I thought. Eventually, we will get there, but there are some steps before this is completed. But if you go to the website, you can find this information up to date.

Maintenance Report: Johnny

a) Maintenance Completed: preparing last six buildings for paint

- 23825t, tear down and rebuild shed, divider walls, new gate, caulk, and stain back deck. Grind tree stump, grade down soil in front and entryway, place weed barrier, and put river rock down. Replace the gutter downspout.
- 23827t, tear down and rebuild shed, divider walls, build new patio gate and caulk
- 23921t, tear down and rebuild shed, divider walls, build new patio gate and caulk
- 23823t, rebuild shed, divider walls, build new patio gate, and caulk
- 23886t, build the new front entrance and fix the roof leaking on the shed
- 23831t, repair ceiling from a roof leak
- 24006t, install wire mesh around the back of the unit to keep rodents out
- 23938p, pump water out of the crawlspace
- 23822t, replace the main water shut-off valve
- Treehill entrance, plant ten shrubs for the eventual security barrier
- Lower Treehill, build 3 islands, plant ten new shrubs, and trees
- Complex, transplanted several trees throughout
- Complex, cut down five cherry blossom trees and ground up the stumps
- Complex, trim all cherry blossom
- Pool, uncover the collection, replace the burst main water valve
- Complex water trees and shrubs.

b) Future Maintenance:

- 23962t, rebuild shed, divider walls, and gate
- 23964t, rebuild shed, divider walls, and gate
- 23968t, rebuild shed, divider walls, and gate, and replace rotten boards on the back deck.
- 23962-72t, prepare to paint the building next
- Pool is clean and open for the season
- Complex, water trees and shrubs recently planted
- Upper Treehill, build and install handrails for stairs
- Complex, add roof vent to units
- Carports, finish painting the carport and fix damaged ones
- Complex, strip parking
- Complex, painted carports
- Complex, grind tree stumps

**Our "Outstanding List" is more extensive than we can list here.
We still have your requests.**

Rec Center Rentals/Activities: **Dawn**

There have been a couple of rentals, so it is nice seeing folks using it. It is open for rentals if you want to hold a class there, a group, or a birthday party.

Pool: **Jocelin,**

It won't be ready tomorrow. Can we add a senior swim time from 10 am to 11 am? We need a volunteer to help. Johnny will provide training for chlorine levels soon. Also, do you want a no-food sign to keep costs low?

Irena – I was told by Johnny another way to save money because the pool is 90 degrees. What about that?

Dawn- Johnny is looking for a solar cover that will keep the pool warm and lowering pool warming costs; it's kept at 80 degrees. Historically, Treehill Park has never opened the pool until school is out for the summer. Once Johnny has the pool ready, we'll be good to go. We have one slot left for a volunteer, so we are prepared to go once we get another name. Wristbands are required, and no food needs to be reminded.

Going Green: **Jocelin,**

Curby can take the recyclable bottles and cans; it's just that we don't want residents putting bottles and cans in them, so we don't have people coming into our property to collect them before pickup because they have caused vandalism and damage in the past. Your contribution has made a positive impact. As for in-house recycling, we have taken measures to prevent trespassing by putting up a sign last year. If you prefer not to go to the Bottle Drop, I would happily take care of your bottles. Please feel free to reach out to me if you need any assistance. Lastly, we are exploring using solar lights since we cannot install streetlights on our property.

Dawn – motion lights already shine on those dark areas toward the City's property. Maybe we could get something solar that can attach to the basketball hoop. The hoop sits on City land. There are several broken curbs on Poplar Court. They are on City land and need to be contacted regarding the status.

Jocelin – The old dishes from DirectTV need to be removed if inoperable.

Dawn – the intention is to remove them when the painters paint. Also, the new vents are a unique project to renovate the vents. We can remove the dishes and roofing within the next ten years.

Unfinished Business:

No unfinished business, getting through the painting project, pressure washing, and getting the units prepped for painting.

E. **New Business:**

Treehill Park Garage sale? Even if only 10 – 15 families want to participate, I think it would be worth it. Kaye believes it's a good idea. We can talk about that at the executive session.

Dawn – is anyone interested in a Treehill wide Garage Sale? Can we make it a complex-wide garage sale on July 22nd? How does that sound?

Parking Permit for 3rd Vehicle – We have limited parking spaces and are discussing requiring a parking permit for the 3rd vehicle. In the fall, we will start enforcing the parking permit rules. Owners will be notified when this will be in effect. Remember, as people leave and move out, they can drop their stickers off at the Rec Center, and we can reuse them.

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

New to Treehill? - Please complete the New Owner/Tenant form to receive HOA meeting minutes, register your vehicle(s) and receive your required parking sticker(s). This also provides management of emergency contact information. The form is found at www.Treehillpark.org under downloads.

Volunteer Opportunities? Treehill Park has several opportunities for folks with extra time to help around the complex. Let us know what you like to do. Treehillpark@kappesmilller.com

Need Treehill Park Parking Stickers? – Owners, make sure your renters have a parking sticker for each vehicle. Download the New Owner/Tenant form at www.Treehillpark.org under the downloads tab. All vehicles must be identified with a Treehill Park window cling. If you have lost your window attached, there is a \$25.00 replacement fee.

Yard Debris Areas –Use these areas for leaves, small branches, and weeds mostly dirt-free. **No dirt/soil allowed**. The landscaping team will not pick up debris in plastic bags. If large units must be removed from wind, snow, or heavy rain, let us know at Treehillpark@kappesmilller.com.

Have you bought a new Vehicle? - Completing a New Owner/Tenant form to update your vehicle information is unnecessary. Notify Kappes Miller by emailing or writing a note with Make, Model, and license #. to Treehillpark@kappesmilller.com. Remember to take the parking sticker from the departing vehicle for your new one.

Are you 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. Please email or mail notice to Treehillpark@kappesmilller.com

Have you sold Your Unit? - -Return the pool keys, wristbands, and parking stickers. This can be done by placing them in a Ziplock bag, **IDENTIFIED WITH YOUR NAME AND UNIT ADDRESS**. Then drop them off in the Recreation Center mailbox. If these steps are not followed, the seller must pay for replacements.

Crime? - Please report any thefts or damage as soon as possible. This will help us file a police report. Give us the approximate time and location of the incident. This will allow us to see if we can provide video surveillance to police if needed. Treehillpark@kappesmilller.com

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

The next meeting will be Wednesday. July 26th at 6:30 pm by Zoom

Contact email: Treehillpark@kappesmilller.com

Website: treehillpark.org

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