

# Treehill Park Homeowners Association Board of Directors



**Zoom Video Conference**  
**Board Meeting Minutes**  
**November 29, 2023**  
**6:30 PM**  
**Zoom opens at 6:00 pm**  
**The meeting begins at**  
**6:30**

**Establish Quorum of the Board:** A quorum was established with Dawn Petricevic, Kaye Maddocks, Debbie Engels, Jocelin Higgins, and Hakim Callier. We are joined by John Velasquez, our maintenance lead, and Dana H., Bill W., John G., Natasha W., Al E., Faith F., Maurice, Kaz T., Ed T., and Irena L.

**A. Homeowners Forum: (5 Minutes per owner)**

John G. - Neighbor using two covered spots. We will notify the owner.

Dana H. - Concerned about strange vehicles. She wanted us to know.

Bill W. - is confirming that the dues will increase by 3%.

Natasha W. – How often should our dryer vents be cleaned, and is it our responsibility? This cost falls on the homeowner. Depending on how many live in your unit will depend on how often it needs to be cleaned. The rule of thumb is 4-6 folks twice a year and 1-2 maybe once yearly. Tony can be hired after hours to do these jobs.

**B. Consent Agenda/Announcements:**

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

**C. Financials: Kaye – Our Annuity continues to grow.**

**Treehill Park Homeowners Association**  
**Bank Balance Summary**  
**September 30, 2023**

	Operating Fund		Reserve Fund	
	1st Sec CK	Debit Card	1st Sec MM	Annuity
Beginning Balance	\$ 34,085.79	\$ 678.75	\$ 202,859.01	\$49,876.51
Monthly Income	\$ 37,339.83	\$ 695.99	\$ 7,492.99	\$ 504.23
Monthly Expense	\$ (38,907.47)	\$ (872.73)	\$ (9,943.93)	-
<b>Ending Balance</b>	<b>\$ 32,518.15</b>	<b>\$ 502.01</b>	<b>\$ 200,408.07</b>	<b>\$50,380.74</b>

<b>September 30, 2023 Balances</b>	
Operating Accounts	\$ 33,020.16
Reserve Accounts	\$ 250,788.81
<b>Total Bank Accounts</b>	<b>\$ 283,808.97</b>
Accounts Receivable	\$ 27,221.14 (less doubtful accounts)
<b>Total Assets</b>	<b>\$ 311,030.11</b>
Accounts Payable	\$ 17,008.33

**Bank Balance Summary  
October 31, 2023**

	<b>Operating Fund</b>		<b>Reserve Fund</b>	
	<b>1st Sec CK</b>	<b>Debit Card</b>	<b>1st Sec MM</b>	<b>Annuity</b>
Beginning Balance	\$ 32,518.15	\$ 502.01	\$ 200,408.07	\$50,380.74
Monthly Income	\$ 42,771.85	\$ 1,168.18	\$ 7,495.18	\$ 370.49
Monthly Expense	\$ (38,742.19)	\$ (1,096.15)	\$ (13,859.00)	-
<b>Ending Balance</b>	<b>\$ 36,547.81</b>	<b>\$ 574.04</b>	<b>\$ 194,044.25</b>	<b>\$50,751.23</b>

<b>October 31, 2023 Balances</b>	
Operating Accounts	\$ 37,121.85
Reserve Accounts	\$ 244,424.99
<b>Total Bank Accounts</b>	<b>\$ 281,546.84</b>
Accounts Receivable	\$ 24,276.12 (less doubtful accounts)
<b>Total Assets</b>	<b>\$ 305,822.96</b>
Accounts Payable	\$ 13,782.44

D. **Committee/Project Reports:**

Neighborhood Watch: **AI**

Next Meeting is on Saturday, January 20<sup>th</sup>, at 1:00 pm

Landscaping Report: **Dawn**

We get what we pay for with A-1. They mow, blow, and weed spray. They are very affordable. We are still looking for another landscaper that we can afford. It continues with the low maintenance landscape for those units that do not care for that space.

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

The website is up to date.

Maintenance Report: **Johnny**

a) Maintenance Completed:

- 23919P, replace patio siding and divider wall, build new shed doors and patio gate, and replace siding on the unit.
- 24012T, remediate mold in the attic and spray Zinsser primer to seal sheeting
- 240112T, replace sheeting under sink from outside rat damage
- 24002T, install new exhaust vent on the roof and hook up the bathroom fan in the attic

- 23804T, replace leaking main water shut off and install new pipe culvert
- 23921T, replace dry vent in attic
- 23901T, re-nail siding on the side of the unit
- 23862T, re-nail siding on the side of the unit
- 23990T, repair roof leak
- Complex, clean all roofs and gutters and treat with moss be gone
- Paint shop, primer, and paint
- Complex, spread rock around buildings and islands
- Complex, install hose bib covers. *Please leave it on and return the cover if used.*
- Pool, winterize

b) Future Maintenance

- 23944P, replace siding on divider wall and rebuild shed doors in patio and gate.
- 23842T, replace siding and rebuild shed doors, divider wall, and gate.
- 23824T, replace siding and rebuild shed doors, divider wall, and gate.
- 23822T, replace siding, rebuild shed doors, and replace side wall siding.
- 23826T, replace siding and rebuild shed doors, divider wall, and gate.
- 23830T, replace siding and rebuild doors, divider wall, and gate.
- Carports, repair damaged carports.

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

Rec Center Rentals/Activities: **Dawn**

Holiday Craft Sale and Meet and Greet: Join us on Saturday, December 9th, from 10 am to 4 pm for a holiday craft sale, where you can meet your neighbors, have a beverage, and do some holiday shopping. Monthly Reiki Share – First Wednesday of each month. The resident sponsors it, Paul Rakoczy.

Pool: **Jocelin**

The Pool closed for the year.

Going Green: **Jocelin**

A reminder: Treehill has an in-house recycling program. Please take your cans and bottles (except large wine bottles) to Bottle Drop for a refund. If you cannot do this, please let me know, and I'll give you green bags and pick them up after you have two full ones. This money goes into the general fund. We are trying to discourage outside individuals from sorting through our bins, which has caused expensive vandalism in the past. Thanks so much for your continued support and cooperation!

If you'd like to assist in gathering information on solar panels or electric car charging stations or already have some info, please get in touch with me. We want to save money for our HOA in the long run by going green, but this requires researching and seeing what's available within our budget. Thanks again!

E. **Unfinished Business:**

We are waiting to paint the last two buildings because we are waiting to receive the 9-foot siding. We plan to paint the inside of the Rec Center to brighten it up. Additionally, we will sand and re-stain the wood as a downtime project.

F. **New Business:**

There is a proposal to consider gating Treehill Park for safety, for which two bids have been reviewed. The cost of gating is estimated to be between 55K and 65K, but it does not include trenching electricity to the second gate or consider the 24/7 admission service. However, there are some obstacles to

overcome before gating can be implemented. Firstly, there would have to be an assessment to cover the cost and an increase in dues to accommodate the 24/7 service, and Cottonwood would also have to pay its share.

In addition, there has been a request for electric car charging stations. Faith mentioned a grant that could be appropriate for this project. It is required that an independent company installs, maintains, and monitors the units. They would be paid per use. However, our community may be unable to afford this expense, which needs further discussion. Faith will investigate this further and bring any findings to the board.

G. **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](http://www.Treehillpark.org) under downloads. Provide a copy to Kappe Miller at [Treehillpark@kappesmilller.com](mailto:Treehillpark@kappesmilller.com) and drop a copy into the mailbox at the Recreation Center. Once received, stickers will be issued.

**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](mailto:Treehillpark@kappesmilller.com)

**Need A Treehill Park Parking Sticker(s)?** – Owners, make sure your renters have a parking sticker for each vehicle. Download the “New Parking Sticker Request” form at [www.Treehillpark.org](http://www.Treehillpark.org) under the downloads tab. All vehicles must be identified with a Treehill Park window cling. If you have lost your window cling, there is a \$25.00 replacement fee. Drop the completed form into the mailbox at the Recreation Center. Once updated, stickers will be issued.

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

**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](mailto: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, please drop them off in the Recreation Center mailbox. If these steps are not followed, the seller must pay for replacements. Be sure to leave your mailbox key with a description of its location in your unit.

**Crime?** - Please report any thefts or damage as soon as possible. Please provide us with the approximate time and location of the incident. This will allow us to search video surveillance for the incident.to provide to police if needed. [Treehillpark@kappesmilller.com](mailto:Treehillpark@kappesmilller.com)

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

**The next meeting will be on Wednesday. January 31, at 6:30 pm by Zoom**

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

Website: [treehillpark.org](http://treehillpark.org)

Message Center: 503-790-2100