

Treehill Park Homeowners Association Special 2025 Budget Meeting



Zoom Video Conference Meeting Agenda Nov 20th, 2024 6:30 PM

Establish Quorum of the Board: Kyle, Maurice, Jocelin, and Hakim formed a quorum for a special meeting regarding the 2025 Budget. Johnny, THP's general contractor and several homeowners were in attendance.

A. **Consent Agenda/Announcements:**

1. Meeting minutes from September 25th unanimously approved by the Board.

B. **Treasurer's Statement:**

As we bring this year to a close, I am pleased to inform you that we accomplished some major goals this year. With the help of our maintenance team and outside contractors, we completed painting the entire complex and replacing siding on most of the buildings, which had not been done for over 30 years! Major landscaping around the buildings was nearly completed by the end of summer, and decks were being replaced through the end of October. It was a very productive, necessary, and costly year!

As we go forward, siding replacement & repainting, decking, asphaltting of the roads, tree removal and replanting are foremost on our list to get done in a timely way. But the most important goal that stands out is replacing our roofs. With the maintenance team's knowledge and assistance, we have been able to extend the life span of our existing roofs, which gives us about 10 years to save for new ones. We replaced the existing roofs approximately 15 years ago with a special assessment. In 10 years, it will cost us over a million dollars + inflation, so the Board is proposing a significant increase in dues now to help us cover this upcoming project. The intention is to put \$100,000 per year into the Reserve account dedicated to this. If we are not able to do this, we risk a special assessment of approximately \$12,800 (adjusted for inflation) or more per unit.

Just a few years ago, the Board passed a 14% increase in dues to cover the lack of sufficient funding for maintenance, which was then lowered to 10%, 6% & 3% last year. This was not sufficient to cover our basic costs for the year! It is proposed that we do another one-time increase of 15%, then adjust accordingly as projects are completed. That would mean an extra \$50 a month for the smallest units. So we would only have to adjust for inflation going forward, and with more timely oversight, perhaps reduce our costs in the future. Despite the raises, our complex still has some of the lowest dues of comparable complexes. Even so, we acknowledge that for many, this may be too much of a stretch on a fixed income and for that, we apologize.

C. **Homeowners Forum:**

This meeting's sole purpose is to give homeowners the opportunity to express their ideas, concerns, and opinions to the Board.

Maurice – I worked on the budget extensively and reduced it to 10%, but we still lack sufficient funds. Expect annual increases between 4% and 6% until we have enough. You can review our proposed budget and funding plans, and then I'll open the floor for discussion.

Kaye – Did you consider using polyurethane sealant and RoofMaxx to rejuvenate the shingles? This product can extend the roof's life by an additional 10 years.

Johnny - Even with certain products, issues can arise, so we need to assess their actual cost and longevity. Oregon's east winds make roofs, prone to leaks after storms. While there's a guarantee, its reliability is uncertain. It's better to take a 10% increase now than face a \$12,000 assessment later. Our roof will need replacement in five years, but with maintenance, we could extend its life by another 10 to 15 years. I recommend reroofing sooner to avoid leaks; thirty years on a roof is okay.

Hakim – regarding the budget and what you said about the reserve savings, is the \$100,000 reserve savings for roof replacement included in this budget or treated separately from the reserve contributions?

Kaye – Everything goes into a reserve account to build it up for future needs. While dividing it up is an option, I didn't do that, nor do I think anyone else has in the past.

Maurice - I have reduced the budget to 10%, which means we cannot allocate the \$100,000 per year as planned. The annual contribution to the reserve fund is \$76,899.96. This amount is insufficient for timely roof repairs unless we gradually increase our HOA dues over the next several years.

Johnny - We have a significant tree removal project valued at \$28,000. In addition, eight to ten buildings still require new siding. We also need to repair the decks and address the asphalt around the property. The decks being replaced are over 50 years old.

Kyle - A 10% increase is a compromise. While it may not be sufficient, an additional 5% would impose a significant burden. We need to find balance; an annual increase of 4% to 6% could help us catch up over time, especially since no action was taken in the last 50 years.

Hakim - additional assessments are anticipated, like for concrete sidewalks. If we don't meet our reserve funding goal of \$100,000 annually, will those extra assessments delay our ability to address the roof further?

Maurice - We need to tackle the project gradually, piece by piece. As Treasurer, I aim to avoid special assessments and fund reserves for current needs. Previous boards neglected reserves, making it difficult to handle essential tasks, especially with upcoming roof replacements.

Jocelin – Johnny, how does our situation compare to the other place where you work?

Johnny - in my other locations, they're implementing a 30% increase and had a 20% increase last week. The average dues for a 1,000 sq ft condo are about \$400-\$450, while my two-bedroom units at THP are similarly priced for more square footage. Before the increases, their dues were around \$400, whereas ours are about \$300.

Kyle – Well if there is nothing else pressing, we can adjourn. Thank you everybody for being here.

D. From the Board – Friendly Reminders:

New to Treehill - Be sure to complete the New Owner/Tenant form to keep 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 it as soon as possible so this information is on file. The form is found at www.Treehillpark.org under downloads.

New Parking Stickers—Download the new owner/tenant form at www.Treehillpark.org. 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. Only two vehicles are allowed per unit. The Board may request and approve a third for \$250 per year.

Vehicle Updates—You do not need to complete a new owner/tenant form to update your vehicle information. Instead, send an email or written note to TreehillParkhoaboard@gmail.com.

Selling Your Unit—Please notify us at least 30 days in advance so we can add the unit to the upcoming maintenance list. You can do this by emailing 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 dropping them in the Recreation Center mailbox. If these steps are not followed, the seller must 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 the police. Treehillparkhoaboard@gmail.com

Fireplace flu/chimney inspections are due every two years.

Would you like to volunteer? Treehill Park has several opportunities for folks with extra time to help around the complex. Let us know what you want to do. A few examples are the playground, herb or veggie gardens, landscaping, pool, and parking patrol. We have been asked if there were social opportunities like a parents' group, toddler time, and yoga. We are happy to explore and welcome your thoughts and ideas. Contact: treehillparkhoaboard@gmail.com for more information.

The next meeting will be held on November 27th at 6:30 pm

Contact email: Treehillparkhoaboard@gmail.com

Website: treehillpark.org

Message Center: 503-790-2100