

# Treehill Park Homeowners Association

## Annual Meeting of Homeowners Agenda

Sunday, March 24, 2024, at 2:00 pm

### Recreation Center

**Establish Quorum of the Board and Homeowners:** The meeting was called to order with the following in attendance from the Board, who have been instrumental in shaping our community: Dawn Petricevic, Kaye Maddocks, Debbie Engels, Jocelin Higgins, and Hakim Callier. Our dedicated maintenance lead, John Valasquez, and our vigilant Neighborhood Watch Captain, Al Evans, are also present.

Thank you to all the homeowners who have taken the time to be here today. Your presence is a testament to your commitment to our community, and we value every one of you. The homeowners in attendance are as follows: Kaz Shapiro, Nicky Barone, Scott Maddocks, and Merlin; Joanne, Maurice, and Bill Willis; Carrie, Mimi, and Bridgit Callier; and Ana, Regina, and Paula.

#### A. **Acknowledgements and Appreciation**

Welcome, everyone. It's genuinely heartwarming to see everyone's faces, and I hope you'll take the opportunity to connect today. I want to express my deep gratitude to Kaye and Debbie for their unwavering dedication and hard work over the years they've served on the board. Their contributions have been invaluable, and it's not easy to serve on the board; thank you for your energy and time. I also want to acknowledge our maintenance crew, Tony, who couldn't be here today due to his full-time commitment, and of course, Johnny, our boss, and Din, our part-timer. They are the backbone of our community, making everything run smoothly. We truly appreciate your hard work and dedication.

I will also be leaving here, and I wanted to review a few things I've done since I've lived here. I started the free bark chip program many years ago because PGE dumps bark for free. I also instituted the community garden, which is adjacent to my unit here at Treehill Park, where Regina is helping us to develop a little tree nursery with the help of the Arbor Day organization. I started the dog waste stations, the yard debris pile areas, and the playground, where we used the pavers and playground toys to provide an excellent place for the children to play near Poplar Court. Also, years ago, the creek remediation, because the creek used to be just a ditch and several homeowners got together, and we planted along the ditch and created a barrier between the houses and the creek so that there would be more privacy amongst the decks.

The more recent low-maintenance entryways for the folks who don't want to take care of their front areas make it easier for us to maintain. Also the Rec Center, we moved things around, cleaned the cobwebs, and in the storage in the back, there were the original floor plans for Treehill; we painted the Rec Center and got a new floor in; we had the floor plans hung in an excellent design here. So we have the diorama, but now we have the floor plans to complement that. And, of course, everyone loved the assessment, which became a reality to get ahead of the painter and purchase a lot of siding to get rid of the dry rot on our homes. So now property values are much better because we remedied the dry rot, although it was hard for many of us. So, hopefully, Treehill will be fresh and good as far as its structure goes in the future.

#### B. **Nomination for the Board of Directors**

The purpose of this meeting is to nominate a new board. Three of us will be stepping down, and we have received only one nomination so far, Ms. Maurice. We contacted a few homeowners who showed interest in joining the board. Having more people on the board will make it easier to manage all the duties. We currently have Ms. Maurice on the ballot, but if you or one of your neighbors is interested in joining, please let us know. Your thoughts and ideas are valuable in making a difference in your community. Serving on the board is a three-year commitment, and your giving back is appreciated. So, does anyone want to volunteer? One of the things that I tried to institute was area leaders for the different parts of Treehill.

Paula: Is this like a neighborhood team captain? But that position is not on the board is its.

Dawn: Exactly. The board members are not always available. Things like that would help the next board manage Treehill much better. You will be able to sign up for this for the next board.

C. **Homeowners Forum:**

Paula—the trash bin situation has improved dramatically. I've been moving them to the back of the Rec Center.

Dawn—We are pulling the garbage bins left behind at the Rec Center. Homeowners should bring them in by the evening of the pick-up. As part of the homeowner's forum, we wanted to review the Homeowner's Rights and the Complaint Process at THP. You all have a stake in the property; you own it from the walls, and we also have limited common space from where you walk from your door to the sidewalk from your door, your courtyard, and your deck. And the shared space is everything else; we all have invested in that, and we pay our dues for the city, water, garbage, and streetlights. Cement work is coming up because it's necessary.

Paula—There are quite a few sidewalks that are disintegrating.

Dawn—Yes, and that is on the cement work coming up because it's necessary if there are problems like Hakim bringing to our attention that his steps were crumbling terribly, and Johnny was able to fix that.

Johnny, I'm waiting for the weather to get a little nicer. When I did Hakim's, it was still wet and cold; we needed it to be dry and warm. I'll power wash it first and get out some leveler before we renew the concrete.

Dawn— I feel like the product eating into the cement is the deicer. I had my cement done not long ago, and it is starting to deteriorate. I know we'd talked about using salt as an alternative, but we were concerned about affecting the water in the creek. I don't know the best answer for this because we hadn't had this problem until the last few ice storms, which is also a contributing factor to the contracting and expansion affecting the integrity of the cement. Still, the short answer is yes, it's on the schedule, and much cement work is needed.

Johnny— we'll try to get any sidewalks with trip hazards, like Hakim's place on Poplar Court.

Hakim – Do you know a timeline for the expected work on the cement?

Johnny—By next Springtime, because we still have two buildings to do, trip hazards will be addressed this Summer, and then we'll replace the courtyards by next Spring. We have about fifteen decks still. A few got done, but we still have more.

Dawn—Please let us know if your deck is rotting. We can't inspect all decks, so we rely on homeowners to inform us when something starts to deteriorate. We appreciate your input. We also want to help you know the best way to complain. While it can be awkward to notify a neighbor of an issue, it is always best to introduce yourself and talk to them about the problem. However, we understand that this may not always be easy for everyone. In such cases, you can bring the issue to the board. We have a *Friendly Reminder Card* that can be placed on a neighbor's door. This card identifies problems such as loud noises, trash or debris, dogs walking without a leash, parking in visitor-only spots, and reckless driving on THP roadways. It also identifies unsupervised children, as renters have let their children run around unsupervised. This card is not a fine; it is simply a reminder from the THP HOA Board of Directors to inform residents that their actions have been observed. If you receive such a card, please get in touch with the board, and we will work with you to resolve the problem.

Al—I want to ensure that individual homeowners do not give out these slips to their neighbors.

Dawn—If you witness a violation of the THP Condo Rules, you can report it to the board. The board may issue a Friendly Reminder Card to the offender. However, if the issue persists, you may need to file a formal complaint with the board, THP, and Kappes Miller. To do this, you should send an email or a letter with the following details:

1. Date and Times
2. What the problem is, and how it's impacting you
3. A statement of actions of offense and the location
4. The name and address of the alleged offenders
5. What you or anyone has done to resolve the issue
6. Other witnesses

Provide specific addresses when reporting an issue. The board will only disclose they have been witnessed and cannot provide witness information to alleged offenders.

**D. 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, and maintenance equipment)  
 Unknown homeowner- concerned about reimbursement for cameras installed at their house for two years. No reduction in dues was noted. I informed Carol, the previous president, but no fee reduction was received.

Dawn- We will handle that. Don't worry. We will look into that.

Johnny- I can look at the installation date to see if she can get retroactive reimbursement.

**E. Financials: Kaye**

**Bank Balance Summary  
January 31, 2024**

	Operating Fund		Reserve Fund	
	1st Sec CK	Debit Card	1st Sec MM	Annuity
Beginning Balance	\$ 33,885.63	\$ 700.00	\$ 201,038.39	\$51,029.30
Monthly Income	\$ 40,620.69	\$ 473.14	\$ 6,181.02	\$ 477.49
Monthly Expense	\$ (36,994.04)	\$ (473.14)	-	-
<b>Ending Balance</b>	<b>\$ 37,512.28</b>	<b>\$ 700.00</b>	<b>\$ 207,219.41</b>	<b>\$51,506.79</b>

**January 31, 2024 Balances**

Operating Accounts	\$ 38,212.28	
Reserve Accounts	\$ 258,726.20	
<b>Total Bank Accounts</b>	<b>\$ 296,938.48</b>	
Accounts Receivable	\$ 29,564.48	(less doubtful accounts)
<b>Total Assets</b>	<b>\$ 326,502.96</b>	
Accounts Payable	\$ 21,233.44	

**Bank Balance Summary  
February 29, 2024**

	Operating Fund		Reserve Fund	
	1st Sec CK	Debit Card	1st Sec MM	Annuity
Beginning Balance	\$ 37,512.28	\$ 700.00	\$ 207,219.41	\$51,506.79
Monthly Income	33,605.86	\$ 424.83	\$ 6,660.57	-
Monthly Expense	(45,181.97)	\$ (424.83)	-	-
<b>Ending Balance</b>	<b>\$ 25,936.17</b>	<b>\$ 700.00</b>	<b>\$ 213,879.98</b>	<b>\$51,506.79</b>

**February 29, 2024 Balances**

Operating Accounts	\$ 26,636.17	
Reserve Accounts	\$ 265,386.77	
<b>Total Bank Accounts</b>	<b>\$ 292,022.94</b>	
Accounts Receivable	\$ 33,432.46	(less doubtful accounts)
<b>Total Assets</b>	<b>\$ 325,455.40</b>	
Accounts Payable	\$ 14,232.54	

**F. Committee/Project Reports:**

Neighborhood Watch: **AI**

We had three meetings in 2023: April, August, and October. Deputies from the Multnomah County Sheriff's Office attended the August and October meetings. In 2024, we hope to have five meetings on the third Saturday of the month at 1:00 PM. It was a few days late, but we had one in January, which was done in February due to a scheduling conflict, and one in March, and we are looking forward to meeting again in May, July, and September. We encourage you all to join us. We don't do foot patrols or anything like that, but we want to get all of Treehill involved ideally because spreading the word and paying attention to what's happening around you is the most effective thing.

Landscaping Report: **Dawn Petricevic**

We're just coming out of winter. We did well with Johnny trimming up the trees, and we didn't have a lot of damage with down branches, as there had been in years past. So, if we can keep up with the trees like last year, we will be doing well with Johnny and his team maintaining these trees. The Andersons and Paul R. have donated some trees. Anything donated to Treehill, like when a plant or a tree gets too big in your area, we will remove it and move it elsewhere on the property, and we'll get it planted for you. Our landscapers do basic stuff. Let me know if your area needs extra attention, and I can call them and let them know. I've been working with them for 15 or 16 years so that I can address any issues directly. We pay meager fees for our landscaping, and we've looked into other services, but they've been two to three times the price we pay with A-1 Landscapers.

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

- Total number of visits in 2023: 1258
- The highest number of visits in a month was in July, with 143 visits
- The lowest number of visits in a month was in April, with 75 visits
- Total number of pageviews in 2023: 4409

As of March 4th, 2024, the following statistics are current:

- Total number of visits in 2024 to date: 236
- Total number of pageviews in 2024 to date: 854

Lastly, the top most popular pages in 2023 are the index, the contacts, and the minutes, in that order.

Maintenance Report: **Johnny -**

**a) Maintenance Completed:**

- 23826T, remove and install new lamp post
- 23925T, install new dog waste station
- 23903T, remove and reset the front gutter
- 23822T, replace siding and rebuild shed doors, divider walls and gate
- 23824T, replace siding and rebuild shed doors, divider walls and gate
- 23826T, replace siding and rebuild shed doors, divider walls and gate
- 23828T, replace siding and rebuild shed doors, divider walls and gate
- 23801T, reset back gutter
- Paint shop, primer, and paint siding
- Complex, fix potholes and repair asphalt around drains
- Poplar CT. repair cracks in the sidewalk

**b) Future Maintenance**

- 23830T, replace siding on divider wall and rebuild shed doors in patio and gate.
- 23842T, replace siding and rebuild shed doors, divider wall, and gate.
- 23844T, replace siding and rebuild shed doors, divider wall, and gate.
- 23846T, replace siding, rebuild shed doors, and replace side wall siding.
- 23848T, replace siding and rebuild shed doors, divider wall, and gate.
- 23850T, replace siding and rebuild doors, divider wall, and gate.
- Carports, fix 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**

- We have a monthly Reiki meeting on the first Wednesday; look for the flyer and sign up.
- Neighborhood watch is here in the Rec Center every other month.
- We've had lots of rentals since we remodeled the Rec Center. It's 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 the Rec Center is left neat, clean, and tidy after your event) you can find the Rec Center application on the website.

**Pool: Jocelin**

- Summer is almost here, Spring is here, and we hope to open up in June and run through Labor Day. It depends on our volunteers and how late we usually stay open. If anyone wants to volunteer again, that would be great. Volunteers are needed for pool operation from June through Labor Day. Duties will be checking the pool at prescribed times, monitoring activity, opening and closing, and passing out pool keys and bracelets (2 yellow for homeowners and two blue for guests).
- Training will be provided. We must keep the chlorine levels to ensure we meet the requirements because it's a health hazard, and we must close the pool. Having a swimming pool for people and kids to enjoy is nice. You can sign up with me, and I will contact you to get you started.

**Going Green: Jocelin**

- We started doing in-house recycling because people from the street came into our complex to collect cans and bottles to take them to the bottle drop; some can be belligerent, so that became an issue.
- So, one option is for everyone to drop their bottle at the shoot since it is in our neighborhood. You can buy the bags at Fred Meyer and drop them off at the shoot.
- The other option is to contact me, and I can take them down for you since I make the runs every other week. That way, we minimize issues such as vandalism and potential property damage.
- The Treehill Park can and bottle collection project will continue, so please get in touch with me—my name is Jocelin—to pick up any cans and bottles. The cans and bottles are taken to Bottle Drop, and the money is placed in the Treehill Park slush fund.

**Unfinished Business:**

We have previously discussed the possibility of gating Treehill, but this project has been put on hold. Bids have ranged from \$60,000 to \$160,000, but we must reconsider this project and establish a solid reason for pursuing it. While we have discussed some potential benefits, it is essential that we thoroughly evaluate the costs and benefits of this long-term project. At the moment, other priorities require our attention.

**New Business:**

We need a new reserve study because the previous one didn't differentiate between Cotton Wood and Treehill properties. Cottonwood uses Treehill's property to access it and pays for its maintenance. However, Treehill Day School has access to the property but hasn't paid its interest on the easement. We need an updated reserve study to hold them legally responsible for maintaining the roads and any easements they use. Still, we must undertake the study first to ensure everyone pays what they owe.

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

**The next meeting will be Board Elections held on Sunday, May 19 at 1:00 pm – Please Attend**

Contact email: [Treehillpark@kappesmilller.com](mailto:Treehillpark@kappesmilller.com)  
 Website: treehillpark.org  
 Message Center: 503-790-2100

**Completed Projects Report Since 2023**

- Complex, clean out all gutters and roofs and treat with moss.
- Complex, grade down flower beds, and put down river rock.
- Complex, grind down 26 stumps, and cut ten trees down.
- Buildings, sheds, and divider walls: 25 units were completed, and about 400 sheets of T1-11 were replaced.
- Buildings: 4 buildings were painted.
- 23962T, replace side wall siding.
- 23966T, replace deck.
- Main water valve: 4 units of water valves were replaced.
- Streetlights and six lamp posts were replaced.
- Staircase handrail, two were replaced.
- Mold remediation: 4 units were done.
- Pool, replace filter sand.

### **On the Horizon**

- Complex, paint two buildings
- Complex, rebuild ten decks with railing update
- Complex work on the unit's attic mold remediation
- Complex, rebuild sheds and divider walls
- Carports, fix damaged carports
- Complex, power-wash moss of walkways
- Complex, clean moss of roofs and clean gutters out
- Complex, repair siding on units to get painted
- Complex, add roof vent to units
- Staircase build and installation for handrails
- Return to phase 1 buildings for repairs on siding and divider wall