

**TREEHILL PARK HOMEOWNERS ASSOCIATION**  
**ANNUAL MEETING**  
**May 21, 2017**

1. **Welcome:** The meeting was called to order at 4 pm. A quorum of the board was established with: Carol Woods (Co-chair and Community Liaison), AL Evans (Webmaster and Block Captain), Debbie Engels (Acting Secretary), and Justin Fillebrown (Treasurer). Johnny Velasquez (Treehill Maintenance Lead) was also in attendance.
  
2. **Homeowner's Quorum:**
  - A quorum of homeowners was achieved with a 48% representation by proxy and attendance.
  - A quorum of the board was achieved.
  
3. **Board Business – 2016:**
  - a) **Financial Report – Justin:**
    - The reserve balance as of 12/31/16 stood at \$ .
    - The 2016 year ended with an operating loss of \$ due to numerous siding repairs due to dry rot and woodpecker damage.
    - Delinquencies from 2016 have remained constant. Several bad debts were written off due to bankruptcies, foreclosures, and death.
  
  - b) **Maintenance Repair Report 2016 – Johnny Velasquez:**
    - Numerous medium and large dry rot and siding replacement projects were completed.
    - Woodpecker damage now seems to be our biggest challenge. Damage prevention is ongoing.
    - The railing project on garage units is continuing nicely. There are 7 units remaining to complete (27 completed).
    - Replaced or repaired many divider walls on patios.
    - 6 decks have been replaced.
    - Over 20 units have been sold. Much work done to ensure that they all passed inspection prior to closing. This had to come before other maintenance.
    - Inspected dryer vents.
    - Installed numerous retaining walls around the property.
    - 23951A reroof.
  
  - c) **Special Projects/Committees 2017:**
    - **Volunteers are needed so that we can open the pool.** The volunteers would need brief training to know how to test the pool water at set frequencies, and close the pool nightly. If this is not done, we will not be in compliance with state law. **If we don't have enough volunteers, the pool will not be open this Summer.**

**4. Issues Requiring a vote of the homeowners:**

- a) Election of Directors:
- Al Evans (Website/Block Captain) [2-year term] – 48 Yes
  - Justin Fillebrown (Treasurer) [3-year term] – 48 Yes
  - Debbie Engels (Acting Secretary) [3-year term] – 48 Yes
- b) Revenue Ruling 70-604. Approved.

**5. Introduction of Dawn – Landscaper Head Volunteer:** Any homeowners can contact her if they have additional ideas that will improve/enhance the grounds.

Several ideas were discussed:

- Children’s play area near 23955A (currently filled with blackberry bushes): This area is underutilized and could be cleared to create a child-friendly play area (e.g. large tires with smooth edges) that could also be a gathering area for them.
- Create a raised community garden near the children’s play area. This would also be an excellent way to enhance the grounds and give people a change to garden.
- She also reminded everyone that there are always wood chips available down near the Quonset hut to be put on planting beds and paths. Anyone can go down and just get some for their home. These wood chips are received free from PGE.
- Simple ways to communicate to A-1 Landscaping not to do work near your home. She proposed ideas (e.g. having a red reflector near your address) to let them know that you are doing your own outdoor maintenance. Any ideas, please bring them to her.

**6. Homeowners Forum (*questions are italicized*):**

***How will the 238<sup>th</sup> Drive improvement impact Treehill Park?*** At this point we do not have complete information to answer this question. Homeowners can attend a meeting at Wood Village City Hall on 6/6/17 at 6 pm to find out more information. HOA Director Board members will be attending the meeting as well to learn about city plans.

***Is Treehill Park HOA covered by earthquake insurance?*** No. However, homeowners may get this coverage on their own if they wish.

***Does Treehill Park have a disaster plan?*** No. It is up to every family to have their own plan and be ready to act on it. They should also be prepared with necessary supplies.

**7. The meeting was adjourned.**

