

Treehill Park Homeowners Association Board of Directors



Zoom Video Conference Board Meeting Agenda January 29, 2025 6:30 PM

Establish Quorum of the Board: A quorum of the Board was established with the following Board members in attendance: Kyle, Chair; Maurice, Treasurer; Jocelin, Member-at-Large.

A. Homeowners Forum (5 minute limit):

Kyle—Irena, please email any complaints to the address on our website, along with clear photographs. This will help us better understand your concerns. If you're experiencing water dripping from the upper balcony, please officially report it through the correct channels. We appreciate your cooperation.

B. Consent Agenda/Announcements:

Meeting minutes from Nov 27th unanimously approved by the Board

C. Christmas Tree Removal: All Christmas trees must be removed from the property by the end of January. Treehill Maintenance Staff will pick them up, or you can leave them in the yard debris areas, and we will collect them for you. Please email treehillparkhoaboard@gmail.com for a pickup.

D. Fireplace Inspections notification due April 5, 2025: On October 27, 2021, the Board approved Fireplace Chimney Inspections, to be done every two years, beginning December 30, 2021. For the community's safety, we will again require a proof of inspection in writing to the Board, or a note stating that the fireplace is not used or has been converted to gas or decommissioned in some way. Please provide a current copy of your fireplace inspection or pictures of the conversion/decommission for our records, with a note & your name & unit number to the Rec Center mailbox or email to treehillparkhoaboard@gmail.com. We realize this is short notice, so the deadline for this season will be April 1, 2025, then October 31, 2027, and every 2 years thereafter, going forward. Thank you for helping us keep all Treehill Park and its residents safe. Of 49 homeowners with fireplaces, 31 have yet to submit their inspections. If you're not using your fireplace, please email the Treehill Park HOA board at treehillparkhoa@gmail.com with photographs and a statement.

E. Financials: Maurice

Treehill Park Homeowners Association					
Bank Balance Summary					
November 30, 2024					
	Operating Fund		Reserve Fund		
	1st Sec CK	Debit Card	1st Sec MM	Annuity	
Beginning Balance	\$ 18,422.43	\$ 630.87	\$ 226,157.71	\$ 52,177.78	
Monthly Income	39,173.06	-	6,735.84		
Monthly Expense	(37,776.91)	(277.29)	(1,883.44)	-	
Ending Balance	\$ 19,818.58	\$ 353.58	\$ 231,010.11	\$ 52,177.78	
November 30, 2024 Balances					
Operating Accounts	\$ 20,172.16				
Reserve Accounts	283,187.89				
Total Bank Accounts	\$ 303,360.05				
Accounts Receivable	\$ 49,332.62	(less doubtful accounts)			
Total Assets	\$ 352,692.67				
Accounts Payable	\$ 12,956.63				

Treehill Park Homeowners Association				
Bank Balance Summary				
December 31, 2024				
	Operating Fund		Reserve Fund	
	1st Sec CK	Debit Card	1st Sec MM	Annuity
Beginning Balance	\$ 19,818.58	\$ 353.58	\$ 231,010.11	\$ 52,177.78
Monthly Income	42,730.26	434.40	6,723.90	1,229.27
Monthly Expense	(39,602.46)	(87.98)	(5,278.39)	-
Ending Balance	\$ 22,946.38	\$ 700.00	\$ 232,455.62	\$ 53,407.05
December 31, 2024 Balances				
Operating Accounts	\$ 23,646.38			
Reserve Accounts	285,862.67			
Total Bank Accounts	\$ 309,509.05			
Accounts Receivable	\$ 26,145.53	(less doubtful accounts)		
Total Assets	\$ 335,654.58			
Accounts Payable	\$ 13,430.65			

F. Committee/Project Reports:

Neighborhood Watch: AI

We held our neighborhood watch meeting Saturday at 1 PM, attended by seven homeowners and Lieutenant Mike Kramer from the sheriff's office. We revisited the core idea of neighborhood watch, emphasizing that we are extra eyes and ears for law enforcement but not first responders. We discussed preventing car theft, highlighting that about 25% of stolen cars happen when unlocked, so locking your doors is essential. We also addressed disaster preparedness and a new 90-page brochure called 2WeeksReady, available at www.treehillpark.org. This brochure serves as a toolkit for worst-case scenario preparation and reminds everyone of the nearby Cascadia subduction zone.

Website Report (treehillpark.org): AI

The website. I didn't accomplish nearly as much as I hoped before the meeting. I will catch up over the next few days. You have my word.

Landscaping Report for December & January: Maurice

All the trees on Upper Tree Hill Drive have been removed. Johnny approved the inspection for the project involving over 30 large trees. My pruning and tree care service charges us \$12,000, which is \$3,000 less than Alder Creek's original bid of \$28,000. The homeowners have waited over 20 years for this area to be safe from falling trees. The remaining trees are Douglas fir and cedar, better suited than the old cottonwoods and poplars. They're also protecting them from invasive ivy and blackberries to help them thrive along 238th, eventually offering a view and traffic buffer. Thank you to Johnny and Tony for their support during the bidding process, which involved numerous site visits. I'm pleased with how it turned out!

Maintenance Report: Johnny

a) Maintenance Completed:

23946 T, remove and replace siding around the back divider wall and window.

23921 T, repair the roof leak.

23953 A, rebuild the patio divider wall and construct a new front gate.

23962 T, remove and replace the gutter downspout.

23942 T, remediate mold in the attic, add eve vent, scoop out the sewer main line, and cut out roots in the pipe.

23934 P, remove the dead rat from the crawlspace and repair the foundation vent cover.

23805 T, replace the lamp post underground light box and seal it up.

23944 T, replace the pipe flashing on the roof.

23990 T, repair the roof leak.

23955 A, rebuild the divider walls, shed, siding on the first story, and construct a new gate.

b) Future Maintenance:

23864 T, rebuild the back divider wall and siding on the back of the unit.
23862 T, rebuild the back divider wall and siding on the back of the unit.
23888 T, rebuild the patio divider walls, siding on the side of the unit, and a new gate.
23886 T, rebuild the patio divider walls and a new front gate.
23848 T, rebuild the back deck and divider wall.
23846 T, rebuild the back deck and divider wall.
23844 T, rebuild the back deck and divider wall.
Complex clean out all drains and the creek.
Carports, paint the carports.

**Our “Outstanding List” is more extensive than we can list here.
Please be assured, we still have your requests.**

Rec Center Rentals/Activities: Kyle

The rec center is usually available, providing opportunities for rentals. There is a regular event every first Wednesday of the month. Additionally, Margaret from the cul-de-sac is organizing a community garden, and we have a couple of open spaces. Feel free to contact treehillparkhoaboard@gmail.com if you're interested!

Pool: Jocelin

The pool is currently closed and will reopen in mid-June. I'll gather volunteers in June to help check the chemicals, maintain pH levels, and chlorine. Johnny and Tony will clean the pool and prepare everything—more details.

Going Green: Jocelin

The Going Green/Sustainability initiative includes a recycling program for refundable cans and bottles, which can be taken to the bottle drop on Halsey. Residents can collect their deposits using green bags, available at Fred Meyer, BottleDrop, or from me for the HOA donation. I can pick them up, and the funds will support our slush fund for volunteer gift cards and meeting refreshments. Remember, wine bottles don't have a deposit and should go in the orange bins at Kirby's. I just signed up for RIDWELL and would love to share what I've learned about recycling more plastics. It's only \$18 a month, and I'm happy to answer any questions!

G. **Unfinished Business:**

Reserve Study: Maurice

The Reserve Study for roadways took place on Dec 3rd, Johnny & I met with Nick Kennedy from Advanced Reserve Solutions and walked the roads of upper Treehill Drive. We discussed the parameters & necessity of the study as it involves the use of Treehill roads and parking by Cottonwood Estates & the Treehill Park Daycare. We have just received the final report to determine how much Reserve we will need to maintain our roads in the future, and what Cottonwood Estates and the Daycare should be charged for the easement. Note: no compensation from either entity has ever been charged or received. The Board and Johnny will review the Reserve Study to determine the next steps.

Annuity: Maurice

A second purchase for \$50,000 is currently being processed through Tax and Financial Solutions at 4.75 for 7 years.

Website access: Johnny

Does anyone else have a username and password for that website? We want to access it just in case anything happens: Website access is up for discussion among AI, Johnny, and the board. This topic was covered during the last meeting. Johnny inquired about a username and password for the website since we rely solely on AI for access. While we don't wish any harm to AI, sharing access in case of emergencies is essential. We must discuss who can access this and ensure it isn't just in one person's hands.

AI – If the board agrees, I can provide you access to the locked website: The issue we faced remains unresolved. We looped in David Berge in our emails because Homestead should recognize the company

that pays them, even if it's done electronically. David shared his user ID and password with me, which was similar to mine, and it worked, allowing me to access Homestead and make changes to our website. I chose not to inform Homestead further, fearing they might revoke our access, which is frustrating. They require corporate two-step authentication, but with many changes in board members over the years, it's unclear who has that info. Only one non-board member currently has access. What's our backup plan?

Maurice - Okay, that's still not a good situation for us because if anything happens and they need his password again, we won't have the information they're looking for.

AI - When I log in with David's password, I enter the user ID and password, then I have to input a series of broken-up numbers to verify I'm not a robot. It's a straightforward process for a human. If their policy doesn't change, we may need to consider firing them and finding a different web host.

Maurice - How much work would that require?

AI - To start over with someone else? Yeah, you'd have to rebuild the website from scratch. Right?

Maurice - I'm uneasy about the fact that we still don't have the information they initially required. Since I didn't hear back from David, I assumed that we had received that information and passed it on to them. So you're saying that didn't happen?

Johnny - We need to call and speak to David again.

Maurice - Okay, I think having the conversation with David will be easier.

Kyle - if we can resolve the issue, I think it would be great to continue as we are. It would also be helpful to know our current costs. Website creation has become easier since this site was built, with platforms like Wix and Squarespace available. The aesthetics aren't a priority for me; I just want the information to be there. If it's cheaper to start a new website elsewhere, that could be a good option, too.

Maurice - Well, I still think that the idea of someone other than AI, either on the board or Johnny, or just some other person in our midst needs that password to get in.

Kyle - Oh, yeah. Let's do that. Let's write it out and print it or jot it down somewhere physical. Keep it in the office to have it handy. And place it in the mailbox at the Rec Center.

AI - Okay I'll do that this week.

H. **New Business:**

Board Discussion

Additional security cameras will be installed within the complex. How many do we have? **Johnny**, the Current cost for electricity in 2024 for homeowners to host cameras in their units, was \$2482. According to law enforcement, do we have a high rate of criminal activity? Are cameras able to capture accurate evidence? Are cameras effective in deterring crime and leading to arrest?

Johnny - We have five systems. The rec center has eight cameras, 23990 has four, 23945 has five, 23801 has six, and 23903 has another system with four cameras.

Maurice - Can you email us that information? No one has that information except you.

Johnny—Yes. A few years ago, we added about 15 or 20 floor lights along the carpet edges in the visitor parking. Since then, the area has been well-lit, which has significantly reduced crime.

Kyle—We discussed installing lights near the overflow parking lot by the basketball court and the park. I believe that's a more cost-effective option for assistance and possibly more useful than installing a whole new camera. Would it be possible to consider adding a light post to that area? What would the costs be, and how viable would that be?

Johnny—Let's lay down a new line and put one by the play area near the lamppost. Then we can add two more by the basketball hoop, avoiding proximity to prevent damage. We'll also place one between those two spots. I need to buy wire, dig a trench, run the wire, pour concrete, and set the base.

Maurice—Sure, Johnny. Could you provide us with a quote on that, specifically for the materials and such?

Johnny, if you want me to add those lights, it'll be around \$800 due to the expensive wiring—about 200 feet of it. The lampposts are around \$150 each. It might be less, but estimating higher is safer because of the wiring costs.

Kyle - Jocelin, Maurice, how do you feel? Do we need to vote? I think it's great. We have a motion to install new parking lot lights to deter break-ins. All in favor, say aye. The motion passes. Thanks, Johnny!

Johnny - As soon as I finish the huge project I'm currently working on, which involves about 50 sheets of siding, I'll get started. I got it.

Kyle - All right. With that, I will go ahead and call this meeting to a close. We will adjourn now.

I. **From the Board – Friendly Reminders: Kyle**

New to Treehill—Be sure to complete the New Owner/Tenant form to submit your information to the HOA Board and Kappes-Miller management, register your vehicle(s), and receive your required parking sticker(s). Please complete it as soon as possible so this required information is on file. The form is found at www.Treehillpark.org under downloads. It can be sent to TreehillParkHOABoard@gmail.com or dropped in our Rec Center mail slot.

Would you like to volunteer? The Board needs a 5th Director to meet our minimum requirements! The more input we have from homeowners, the more efficiently Treehill can function. Treehill Park has several opportunities for folks with extra time to help around the complex. Let us know what you would like to do. A few examples are the playground, herb or veggie gardens, landscaping, and pool. We have been asked if there were social opportunities like a mom's group, toddler time, and yoga. We are happy to explore and welcome your thoughts and ideas. Contact: TreeHillParkHOABoard@gmail.com for more information.

New Parking Stickers—Download the new owner/tenant form at www.Treehillpark.org and send it to TreehillParkHOABoard@gmail.com. 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.

Vehicle Updates—To update your vehicle information, you do not need to complete a new owner/tenant form. 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 TreehillParkHOABoard@gmail.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.

- J. **The Meeting Will Be Adjourned to an Executive Session** (delinquencies, attorney consultation, violations, staffing issues). HOA involvement in civil matters. Individual requests for use of common elements.

The next meeting will be held on March 26, 2025 at 6:30 pm.

Contact email: TreehillParkHOABoard@gmail.com

Website: treehillpark.org