

Treehill Park HOA Board of Directors Meeting Minutes



**Zoom Video Conference
July 30, 2025, 6:30 PM**

NOTE: This meeting was recorded.

Establish Quorum of the Board: A quorum of the Board was established with the following Board members in attendance: Kyle Fox, Chair; Maurice, Treasurer; Hakim Callier, Secretary; Jocelin Higgins, member at large

Homeowners in attendance:

Erica Anderson, Paul Rakoczy, John Velasquez, Maintenance Manager, Al Evans, Neighborhood Watch and Website Manager

A. Consent Agenda/Announcements:

- 1) **The Homeowner's Forum has been moved to the end of the Board meeting and homeowners will be muted to allow the Board to conduct its business uninterrupted. Please save your questions and concerns for the end of the Board meeting.**
- 2) **Meeting minutes from the May Homeowners Meeting were unanimously approved by the Board.**
- 3) **The Board has voted unanimously to approve Erica Anderson as our 5th Board member—Welcome Erica!**

B. Financials: Maurice

NOTE: The Annuity account totals are unchanged in the monthly summary—per our financial advisor, earnings are now being reported annually.

NOTE: Doubtful accounts, currently only 2 of 108 accounts remain uncollected.

Treehill Park Homeowners Association					
Bank Balance Summary					
May 31, 2025					
	Operating Fund		Reserve Fund		
	1st Sec CK	Debit Card	1st Sec MM	Annuity1	Annuity2
Beginning Balance	\$ 34,164.81	\$ 374.83	\$ 200,504.51	\$ 53,407.05	\$ 50,000.00
Monthly Income	40,949.53	709.90	6,997.58	-	-
Monthly Expense	(38,923.88)	(413.97)	(1,521.56)	-	-
Ending Balance	\$ 36,190.46	\$ 670.76	\$ 205,980.53	\$ 53,407.05	\$ 50,000.00
May 31, 2025 Balances					
Operating Accounts	\$ 36,861.22				
Reserve Accounts	309,387.58				
Total Bank Accounts	\$ 346,248.80				
Accounts Receivable	\$ 35,236.27	(less doubtful accounts)			
Total Assets	\$ 381,485.07				
Accounts Payable	\$ 13,931.58				

Treehill Park Homeowners Association					
Bank Balance Summary					
June 30, 2025					
	Operating Fund		Reserve Fund		
	1st Sec CK	Debit Card	1st Sec MM	Annuity1	Annuity2
Beginning Balance	\$ 36,190.46	\$ 670.76	\$ 205,980.53	\$ 53,407.05	\$ 50,000.00
Monthly Income	41,219.85	339.23	15,990.01	-	-
Monthly Expense	(42,142.60)	(397.10)	(480.80)	-	-
Ending Balance	\$ 35,267.71	\$ 612.89	\$ 221,489.74	\$ 53,407.05	\$ 50,000.00
June 30, 2025 Balances					
Operating Accounts	\$ 35,880.60				
Reserve Accounts	324,896.79				
Total Bank Accounts	\$ 360,777.39				
Accounts Receivable	\$ 36,007.41	(less doubtful accounts)			
Total Assets	\$ 396,784.80				
Accounts Payable	\$ 17,340.03				

Committee/Project Reports:

Neighborhood Watch: AI

Neighborhood Watch: The meeting was held Saturday July 19 at 1:00PM. Five Treehill homeowners were in attendance. Unfortunately, we all heard a lot of sirens elsewhere in Wood Village shortly before meeting time, and we guessed that was why we had no Deputy from the Sheriff's Office.

The subjects discussed were:

How To Spot And Avoid FEMA Impersonators

About Heat And Your Health

What Drowning Really Looks Like (available on the Treehill Park website)

Our next meeting will be held Saturday, September 20, at 1:00PM.

Website Report (treehillpark.org): AI

Treehill's web site is up to date, with several new documents added in the last month or so.

Treehill Documents: Maurice

With continued changes to Board members, important Treehill documents have been lost as members move on. We now have obtained the documents from 2 previous Board members, which will go into a permanent archive to enable future Boards to have a history of what has occurred at Treehill. The Board has agreed to use Google Drive as our documents archive.

Landscaping Report for June & July: Maurice

Just a reminder: The rocked-in beds, sidewalks and curbs are being sprayed by the landscapers to keep the weeds down, so please keep away from these areas on Mondays to avoid exposure to the toxic herbicides they use. Those homeowners who garden, can request NO SPRAYING signs by contacting us at treehillparkhoaboard@gmail.com.

More bark chips have been ordered for the season to renew the existing beds and walking trail. The recreation area off Poplar Court has been refreshed with new cedar bark chips and a newly refurbished bench has been installed, courtesy of Ahna & Regina Mallat. Thanks to Gabriel & Tony for completing this project and all the other

projects to make Treehill more welcoming. Our hot summer is requiring daily plant watering and we so appreciate Gabriel taking care of that for us. Erica will be seeking out a children's basketball hoop to add to our play area. Community Garden: Board
An official system for managing the shared garden will be contemplated and on the agenda for the next meeting.

Maintenance Report: Johnny

a) Maintenance Completed:

23850T, patch up holes in foundation to keep rodents out of unit
23825T, remove and build new back deck, divider wall, railing and build new steps
23827T, remove and build new back deck, divider wall, railing and build new steps
23864T, remove divider wall siding and build new back deck, divider wall, railing, steps and install new siding
23862T, remove divider wall siding and build new back deck, divider wall, railing, steps and install new siding
23954A, replace 2nd story deck railing wood scrape and stain deck and staircase
23952A, scrape staircase railing and steps paint and stain
24012T, scrape staircase railing and steps paint and stain
24010T, scrape staircase railing and steps paint and stain
Play area, spread 6 yards of cedar bark chips
Paint shop, primer and paint siding

b) Future Maintenance

23903T, rebuild back divider wall and siding on back of unit
23844T, rebuild back divider wall and siding on back of unit
23829T, rebuild patio divider walls and new front gate
23831T, rebuild back deck and divider wall
23846T, rebuild back deck and divider wall
23844T, rebuild back deck and divider wall
Complex, stain all staircase and paint all handrails
Complex, strip parking line and speed bumps
Complex power wash parking areas and walkways
Carports, paint carports.

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

Rec Center Rentals/Activities: special events, ongoing events, homeowner rentals for May & June - **Johnny**

2 Rec rentals


Neighbourhood Watch meeting

Pool: Jocelin

Swimming Pool Changes – Notice went out to all Residents

-No more wristbands required, Blue and yellow wristbands are no longer needed to access the pool
-Wristbands can be recycled via Ridwell (leave them for Jocelin) or disposed of personally
-Access simplified, Only your pool key is required for entry
-Adult swim hour removed, The 8–9 pm adult-only swim time has been eliminated, All ages may swim at any time, respectfully
-Guest limit updated: More than two guests per household are allowed unless the pool is at capacity, Maximum pool capacity per state health code: 46 people, If capacity is reached, please limit to two guests per household
-New Pool Use Agreement posted, Updated agreement now includes all Swimming Pool Rules, Available at: treehillpark.org
-For questions: treehillparkhoaboard@gmail.com
Johnny will look into moving toward solar power for the pool equipment building, as well as the feasibility of warming up the water that goes to the pool shower.

Going Green: Jocelin

 Recycling Note: Recycle old wristbands, Wristbands can be left with Jocelin for Ridwell recycling or recycled independently

Bottles and Cans: We are still taking BottleDrop donated bags for our HOA slush fund. Contact Jocelin for bags and stickers or pickup.

C. **Unfinished Business:**

Fireplace Inspections: Maurice

The complex fireplace review is now complete with the exception of two units. We have a list of those units that have working fireplaces and will need an inspection in October 2027.

Cottonwood Estates use of entrance and upper Treehill Drive: Maurice (on hold)

Our attorney has been asked to draft a contract with Cottonwood Estates to share the cost of asphaltting and maintaining Upper Treehill Drive, to which they have a legal easement.

Treehill Daycare use of parking and entrance to Treehill Park: Hakim (on hold)

Possible student project with PSU's College of Engineering to determine the cost of asphaltting and maintenance for the areas to which they have a legal easement. Hakim has revised the RFP to a more limited scope that might be more feasible for a student team, as well as suggested an engineering firm he is familiar with. Maurice has suggested the possibility of proposing a rental agreement regarding the parking area adjacent to 238th.

Communications: Maurice

After 50 years, Treehill Park Condominiums is about to have their first official address:

23800 NE Treehill Drive

Wood Village OR 97060-1112

Maurice has been working with the City of Wood Village and the Troutdale Post Office Supervisor to verify our organization. Soon we will have a mailbox with all the other residents and can receive official US Mail. The drop box in front of the Rec Center will remain as a place to drop checks and other items.

D. **New Business:**

Full Time Maintenance Staff: New Hire

Joshua McCann has joined the Treehill Park Maintenance staff as a summer helper. At Johnny's request, we would like to consider hiring him full-time, as we are losing our summer helper after this year and are needing to bring our staff back to previous levels. The Board has voted unanimously to hire Josh McCann as a permanent employee beginning September 22nd, subject to Budget Review in January.

Fair Housing Act: Erica

Undergoing formal training would not be feasible due to costs. Per Board discussion, the Fair Housing Act will be utilized going forward as a guideline for "best practices", as Treehill rules are reviewed and updated by the Board.

Delinquent Accounts: Maurice

The Board has been reviewing the financial resolution that Kappes-Miller uses to process delinquent accounts. The Board has voted unanimously that it will have final approval of any accounts before Kappes-Miller sends them to collections.

The Board has voted unanimously to offer homeowners the opportunity to agree to a payment plan in lieu of going to collections.

Kappes-Miller will send those accounts to us in the monthly report for our review.

E. **Homeowners Forum (5 minute limit):** Paul Rakoczy requested information on participating in the Community Garden next season and was referred to the Treehill Park email.

F. **From the Board – Friendly Reminders: Hakim**

New to Treehill - Be sure to complete the **Owner/Tenant Information form** to submit your information to the HOA Board and Kappes-Miller management, and to 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, then sent to TreehillParkHOABoard@gmail.com or dropped in our Rec Center mail slot at **Treehill Park Condominiums, 23800 NE Treehill Drive, Wood Village OR 97060.**

All Treehill Park communications are done electronically, so be sure to include a current email address.

Would you like to volunteer? 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 are happy to explore and welcome your thoughts and ideas.

Contact: TreehillParkHOABoard@gmail.com for more information.

Interested in participating in the Community Garden? Please contact us directly at treehillparkhoaboard@gmail.com to reserve your spot, find out the requirements and get all the necessary details.

New Parking Stickers—Download the new **Owner/Tenant Information form** at www.Treehillpark.org and send 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 - It is unnecessary to complete a new **Owner/Tenant Information form** to update your vehicle information. When vehicle information needs to be updated, send an email or written note to TreehillParkHOABoard@gmail.com.

Selling or Renting 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 email: TreehillParkHOABoard@gmail.com.

Sold Your Unit—Please return the pool keys 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 TreehillParkHOABoard@gmail.com and file a police report. The sooner we know, the faster we can review any video to help the police.

**The Next Board Meeting will be held via ZOOM
on Wednesday, September 24,2025 at 6:00 pm**

Contact email: TreehillParkHOABoard@gmail.com

Website: treehillpark.org