

# Treehill Park Homeowners Association Board of Directors



Zoom Video Conference  
Board Meeting Minutes  
March 26th, 2025  
6:30 PM

**Note:** This meeting's agenda did not get distributed as normal, due to David Berge being out of office.

**Call to Order at 6:34**

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

**Others in Attendance:**

- Johnny Velasquez
- Kaye & Scott Maddocks
- Al Evans

**Homeowners' Forum**

1. No input from attendees

**Consent Agenda/Announcements**

1. Meeting minutes from Jan 29th were approved by the Board.

**Financials - Maurice**

1. Annuity: The purchase has been completed on our second \$50,000 annuity which is now earning at the rate of 4.75 for 7 years. This will be a greater return for our Reserve funds than the minimal amount we were receiving from our investment in traditional CDs.
2. General Accounts are where they should be.
3. Next project will likely be paving and asphalt, at which time we will hopefully be receiving income from both Cottonwood and Treehill Daycare. Maurice has been in communication with the leadership of Cottonwood Estates.
4. Reserve Study: Currently, our attorney is in the process of reviewing the Reserve Study and other relevant documents to determine what Cottonwood Estates and the Treehill Daycare should be charged for maintaining the roads and parking lots to which they are

granted easement. At a later date, the Board & Maintenance Manager will use the study to plan the next steps for maintenance and repair on all our roads and parking lots.

Treehill Park Homeowners Association				
Bank Balance Summary				
January 31, 2025				
	Operating Fund		Reserve Fund	
	1st Sec CK	Debit Card	1st Sec MM	Annuity
Beginning Balance	\$ 22,946.38	\$ 700.00	\$ 232,455.62	\$ 53,407.05
Monthly Income	42,899.44	516.81	7,091.47	-
Monthly Expense	(39,636.38)	(668.07)	(7,455.10)	-
<b>Ending Balance</b>	<b>\$ 26,209.44</b>	<b>\$ 548.74</b>	<b>\$ 232,091.99</b>	<b>\$ 53,407.05</b>
<b>January 31, 2025 Balances</b>				
Operating Accounts	\$ 26,758.18			
Reserve Accounts	285,499.04			
<b>Total Bank Accounts</b>	<b>\$ 312,257.22</b>			
Accounts Receivable	\$ 28,359.29	(less doubtful accounts)		
<b>Total Assets</b>	<b>\$ 340,616.51</b>			
Accounts Payable	\$ 15,362.95			

Treehill Park Homeowners Association					
Bank Balance Summary					
February 28, 2025					
	Operating Fund		Reserve Fund		
	1st Sec CK	Debit Card	1st Sec MM	Annuity1	Annuity2
Beginning Balance	\$ 26,209.44	\$ 548.74	\$ 232,091.99	\$ 53,407.05	\$ 50,000.00
Monthly Income	47,305.24	291.92	6,987.86	-	-
Monthly Expense	(46,552.40)	(140.66)	(57,861.60)	-	-
<b>Ending Balance</b>	<b>\$ 26,962.28</b>	<b>\$ 700.00</b>	<b>\$ 181,218.25</b>	<b>\$ 53,407.05</b>	<b>\$ 50,000.00</b>
<b>February 28, 2025 Balances</b>					
Operating Accounts	\$ 27,662.28				
Reserve Accounts	284,625.30				
<b>Total Bank Accounts</b>	<b>\$ 312,287.58</b>				
Accounts Receivable	\$ 32,009.50	(less doubtful accounts)			
<b>Total Assets</b>	<b>\$ 344,297.08</b>				
Accounts Payable	\$ 15,515.82				

### Committee Projects/Reports

1. Neighborhood Watch - Al Evans

- a. Last meeting was March 15th. Five Treehill residents and a Multnomah County sheriff in attendance. Main topic was emergency and natural disaster preparedness. Information materials were distributed, which are available as a PDF. Email [treehillparkhoaboard@gmail.com](mailto:treehillparkhoaboard@gmail.com) for access.
  - b. Meeting was shortened due to an interruption.
  - c. Multnomah sheriff office has a "reported crimes" dashboard available to use: <https://www.mcso.us/reported-crime-data-dashboard>
2. Landscaping Report - Maurice
- a. Our own maintenance staff have removed some of the plantings around the property that have become overgrown or simply planted in the wrong place. The landscapers have been concentrating on removing or cutting back the invasive ivy on the property. It is getting particularly overgrown around the trees, which will eventually kill them if not removed. They have been working on the slope behind Aldercrest, along the fence by the Rec Center and the area along 238th behind upper Treehill. They will continue around the property as they have time.

### **Maintenance Report - John Velsaquez**

1. Maintenance Completed
  - a. 23984T, repair roof leak on shed roof
  - b. 24036A, replace flood light on side of unit and install new flood light on side of carport
  - c. 23904T, remove and repair leaking down spa on front of unit
  - d. 23906T, remove and reset gutter and down spa on front of unit
  - e. 23908T, remove and reset gutter and down spa on front of unit
  - f. 23801T, repair fallen cable box on side of unit
  - g. 23864T, cut up and remove logs on back off unit
  - h. 24002-12T, power wash front parking area
  - i. Poplar Ct., install 3 new lamp post
  - j. Poplar Ct. dig down manhole and pour cement to stop sinkhole
  - k. Paint shop, primer and paint siding
2. Future Maintenance
  - a. 23864T, rebuild back divider wall and siding on back of unit
  - b. 23862T, rebuild back divider wall and siding on back of unit
  - c. 23888T, rebuild patio divider walls, siding on side of unit and new gate
  - d. 23886T, rebuild patio divider walls and new front gate
  - e. 23848T, rebuild back deck and divider wall
  - f. 23846T, rebuild back deck and divider wall
  - g. 23844T, rebuild back deck and divider wall
  - h. 23825T, rebuild back deck and divider wall
  - i. Complex power wash parking areas and walkways
  - j. Carports, paint carports.
3. Plans to manage wasp nests have begun.
4. A smaller basketball hoop will be installed to be enjoyed by younger kids in the neighborhood.

### **Rec Center Rentals/Activities - Johnny**

1. Currently reserved on the first wednesday evening of every month for Reiki Sharing.
2. The board should create a reservation window to give the maintenance team time to clean - Johnny recommends at least a week.

### **Pool - Jocelin**

1. Will be opening the pool in mid-June, as usual.

### **Going Green - Jocelin**

1. Jocelin has collected a few green bags to bring to Bottledrop. Will be purchasing a few grabbers in order to aid in collecting litter around the property. These grabbers will be available to be used by residents after Johnny purchases them.

**Board Vote:** Annual Homeowners' Meeting will take place on April 27th, 2025 at 2:00 PM; Unanimously approved. This was a change from the previous plan of having the Annual Meeting on April 6th.

### **From the Board - Friendly Reminders - Hakim**

1. 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](http://www.Treehillpark.org) under downloads, then sent to [TreehillParkHOABoard@gmail.com](mailto:TreehillParkHOABoard@gmail.com) or dropped in our Rec Center mail slot at **Treehill Park Condominiums, 23800 NE Treehill Drive, Wood Village OR 97060.**
2. All Treehill Park communications are done electronically, so be sure to include a current email address.
3. Would you like to volunteer? The Board is in need of 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](mailto:TreeHillParkHOABoard@gmail.com) for more information.
4. **Interested in participating in the Community Garden?** Please contact us directly at [treehillparkhoaboard@gmail.com](mailto:treehillparkhoaboard@gmail.com) to reserve your spot, find out the requirements and get all the necessary details.
5. **New Parking Stickers**—Download the new **Owner/Tenant Information form** at [www.Treehillpark.org](http://www.Treehillpark.org). and send to [TreehillParkHOABoard@gmail.com](mailto: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.

6. **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](mailto:TreeHillParkHOABoard@gmail.com).
7. **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](mailto:TreehillParkHOABoard@gmail.com).
8. **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.
9. **Crime** - Please report any thefts or damage to [TreehillParkHOABoard@gmail.com](mailto:TreehillParkHOABoard@gmail.com) and file a police report. The sooner we know, the faster we can review any video to help the police.

**Our Annual Homeowners' Meeting will be held at the Rec Center on Sunday, April 27th, 2025 at 2:00 pm. We look forward to seeing you in person!**