

Treehouse HOA Annual Meeting Minutes

Date | time May 6, 2024 | 5 pm | *Meeting called to order by* Andrea Plesnarski

In Attendance

Board Members Present: Brian Evans, Barb Gunn, Patrick McCusker, Andrea Plesnarski, Steven Purvis

Board Members Absent: Chris Bowerman, Suzanne Clark, Shaun Coldwell, Rob Inerfeld

Members Present: Shirl Lipkin, Jan Monical, Cheri Evans

Agenda

- Welcome & Introductions
 - Homeowner Q & A
 - Call to Order
 - Collection of Ballots
 - Officer and Committee Reports
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Agenda Topic Details

Homeowner Q&A – Shirl Lipkin (SL) asked about possibly replacing 2 trees in the Blanton Common Area since they appear to be dead. A. Plesnarski said that replacing dead trees would be appreciated and that the trees planted were put in by Blanton residents. S. Purvis said he would send SL info on the original trees planted.

Call to Order 5:15 pm

Collection of Ballots - A. Plesnarski reported that 32 out of 78 ballots were returned. The return rate was similar to the previous year where a stamped envelope was provided so a stamp doesn't seem to be an incentive. All 9 candidates for the Board were elected. Survey Question #1 had 22 members wanting updates about common areas. An electronic payment option was not important to any members.

Officer and Committee Reports

- Chair Report – Andrea Plesnarski
 - o Chair reported on the new structure for Common Area management and that we achieved a lot this year. Chair mentioned the new relationship with North West Youth Corps and Oregon Department of Forestry and our renewal of Firewise Renewal. Chair mentioned recommendations in the annual meeting invitation letter about Firewise for

individual homeowners and subscribing to Lane Alerts. Chair announced an ice cream social on 6/23 with location TBD.

- **Treasurer Report** – Patrick McCusker
 - This year’s budget will continue through the end of May since P. McCusker hopes to get a few more assessments from the third assessment. There is a \$300 deficit because the Board and HOA liability insurance went up by about \$110 and some assessments have not been returned. For next year, P. McCusker will adjust the budget due to lower than anticipated assessment returns this year. Bank balance is between \$10,000 and \$11,000.

- **Architecture Committee Report** – Steven Purvis
 - No new requests for review except one new inquiry about some foundation work at 357 W. 37th Ave.

- **Common Area Committee Report** – Andrea Plesnarski for Helen Liu, Barbara Gunn, Steven Purvis, Andrea Plesnarski for Suzanne Clark
 - A.Plesnarski said we will need to do a new Firewise plan for 2025. A. Plesnarski contacted Emily Steele about the East wetlands stream maintenance. Emily is happy to come out to look at it and make recommendations for needed work. The Board also discussed inviting Scott Altenhoff for a visit to get his recommendations on maintenance of all the common areas. These visits are part of the Board plan to develop a 3-to-4-year plan for budgeting for Common Area maintenance. A. Plesnarski reported for H. Liu on the Dellwood Lawrence Common Area. They walked the area after the ice storm and saw minimal damage and removed downed branches on the trail.
 - S. Purvis reported that ice storm damage work continues in the West Common Area. He and A. Plesnarski met with member Alison Nightingale on 3/29 about downed trees in the West Common Area adjacent to her property on Monroe. He has been working to chop up fallen limbs to disperse on the ground and has focused on the trails and general cleanup. On 4/17 he met with members Ross Ronenberg and Dan Stewart about cleaning up ladder fuels in the Blanton Common Area. On 4/19, S. Purvis did walk through with Dustin from Glasstree for spraying False brome in the West Common Area. The Glasstree proposal was for \$1,000. The Board will vote on projected CA expenses by email since some board members were not present.
 - B. Gunn asked neighbors around East Uplands about work for this year to see what is possible for NYC and ODF to do. One neighbor reported some small and dying trees, but these trees are on private property along the 37th Ave corridor. The Board discussed contacting the neighbors with private property abutting the corridor to see if they would be willing to clear their property themselves or pay for someone to do it. B. Gunn will contact Ian Appow from NYC about his availability for a site visit to the Common Areas to determine the THOA eligibility for volunteer work in 2024.

The meeting was adjourned at 5:40 pm.

Upcoming Board Meetings

- TBD