

TREETOP PARK BOARD MEETING
Open SESSION
Tuesday May 25th, 2021 – 7:15 pm
Virtual via Zoom

Attendees: 0 owners-at-large, 4 Trustees and Ex-officio
Board Members Attendees: Kathe Scott
Thad Leugemors
Karthi Subramanian
Tom Wolfe

Ex-officio: Warner Guild – Reliable Property Management

The meeting was not held as no unit owners were in attendance.

Agenda and Minutes from Executive Session

1. **Approve Minutes of prior meeting:** Board approved Minutes of prior meeting.
2. **Reserve Study:** Pending Rachel's input.
3. **Financial Report:**
 - a. Operating Account: approximately \$8k
 - b. Reserves Account: approximately \$65k
 - c. Accounts Receivable: approximately \$3800
 - d. Insurance Claims: \$4289; Warner to have accountant to clean up insurance claims (it's from the ice dam claims from previous years)
 - e. Prepayments \$7600k
 - f. Current slight deficit in budget due to snow removal being above budget and fence repair. We also have additional unexpected expenses upcoming: repairing the water leak by Unit #35 and chimney for Unit # 57/60.
4. **Maintenance, Landscape status:**
 - a. Unit 11 – Concord reviewed the issue regarding the siding around the deck outlet and determined the siding needs to be fixed/outlet replaced (it wasn't during the original siding work).
 - a.i. Warner to schedule time for Concord to look at it again with Thad, potentially following Wed.
 - b. Thad suggested that, in addition to addressing issues as they come up, have Concord do an annual review of any potential issues (such as siding, painting, etc.)
 - c. Last building siding work is ongoing and painting to start potentially in July.
 - d. Stumpys completed the grinding work.
 - e. Fencing replacement is not scheduled till end of June/July.
 - f. Swale issue to be addressed sometime in August.
2. **Chimney quotes**
 - a. Required for Units #57 & 60. Two different vendors provided vastly different quotes: with one quoting us about \$40k.

- b. Warner to reach out to Reserve Engineer for recommended specialist to evaluate the criticality of addressing this now versus after siding work is completed (or at all).
 - c. Concord will continue with completing siding work.
3. **Annual Walk-around**
- a. Karthi to update the spreadsheet with documented violations and upload to TTP site under password protected Board section.
 - b. Warner to do a second inspection for the ones who had violations from first inspection. Thus far good responses.
4. **Water pipe repair at #35**
- a. Warner continuing to reach out to Rodenheiser; potentially will be able to address in two weeks.
 - b. Curtis Septic continues to deny this is their responsibility. Discussion took place regarding filing a small claims suit.
 - c. Board decided to have TTP lawyer send a letter to Curtis Septic and then determine next steps.
8. **New Business**
- a. Kathe to check with Credit Union for in person board meetings. Karthi did suggest we continue to have virtual available for those who are unable to make in-person.

Respectfully submitted,
Karthi Subramanian

Tom Wolfe
Member at Large
Unit 11

Upcoming Sessions: Tuesdays
June 22th - Virtual via zoom
Executive Session – 6:00 PM
Open Community Session -- 7:15PM