

**TREETOP PARK BOARD MEETING  
OPEN SESSION  
Tuesday September 28<sup>th</sup>, 2021 – 7:15 pm  
Virtual via Zoom**

**Attendees:** 2 unit owners, 4 Trustees and Ex-officio  
**Trustee Attendees:** Kathe Scott  
Thad Leugemors  
Ding Han  
Tom Wolfe

**Ex-officio:** Warner Guild, Keith Goodale – Reliable Property Management  
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The meeting was called to order at 7:15pm.

**Agenda and Minutes from Executive Session**

1. **Approve Minutes of prior meeting:** Board approved Minutes of prior meeting.
2. Warner announced that he would be turning over day to day operations to Keith Goodale from Reliable Property Management.
3. **Financial Report:**
  - a. Operating Account: approximately \$9.5k
  - b. Reserves Account: approximately \$38k
  - c. Accounts Payable: \$11.9k
  - d. Accounts Receivable: \$396.00
  - e. Prepayments \$15.8k
4. **Maintenance and Landscape status:**
  - a. Fence repair delayed another week, subject to weather.
  - b. Warner confirmed that the swale has been cleaned out and it is flowing normally.
5. **Chimney status for units #57 & 60 and loose asphalt problem:**
  - a. Warner met with a project engineer to discuss these two issues.
6. **New Budget Approval**
  - a. Warner reviewed the proposed FY2022 budget with the Board.
  - b. 3% increase in Condo fees as per advice of the Reserve Study; in order to rebuild our reserve account to address long term maintenance activities on an ongoing basis and limit any major assessments in the future.
  - c. A thorough explanation of the new budget will be presented at the annual meeting.
7. **Reserve study completion:**
  - a. The professional reserve study now gives the TTP board and the community long term guidance on how to proceed with future budgeting since it presents realistic figures over a 20-30 year time frame.

8. **Rules and Regulations:**

- a. Kathe sent out to the board a history and suggestions for updates for the R&R docs. The changes are minimum.

9. **New announcement:**

- a. Thad Leugemors announced that he will be selling his unit and moving back to New York. Thad has been a real asset to the board and will be sorely missed. The board will be seeking a new member to replace Thad as soon as is necessary.

10. **New Business:**

- a. Hasan Ozcimder (unit 25): discussed issues observed with water drainage in his area. Warner and Thad will investigate the issues and seek appropriate solutions.
- b. Cindy He (unit 43): new unit owner whom introduced herself and had some questions about the trees near her unit. She also inquired about recommendations for handyman and was directed to the Treetop Park Website for the Vendor List.

The meeting adjourned at 8:05 pm.

Respectfully submitted,  
*Thomas Wolfe*

Tom Wolfe  
Member at Large  
Unit 42

**Upcoming Sessions: Tuesdays**  
**October 26<sup>th</sup> – Virtual via zoom**

**Executive Session -- 6:00PM**  
**Open Community Session -- 7:15PM**