

TREETOP PARK BOARD MEETING
Open SESSION
Tuesday June 22th, 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
Ding Han
Tom Wolfe

Ex-officio: Warner Guild – Reliable Property Management

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The meeting was called to order at 7:16pm.

**Agenda and Minutes from Executive Session**

1. **Approve Minutes of prior meeting:** Board approved Minutes of prior meeting.
2. **Reserve Study:** The issue of future TTP road resurfacing (short turn and long turn plan)
  - a. Karthi tried to reach out to Rachel Whitermore for consultation one more time but she remained unavailable.
  - b. Warner stated that he would reach out to Rachel via email and perhaps reach out to Lazaro Paving Co. for further investigation.
3. **Financial Report:**
  - a. Operating Account: approximately \$1.8k
  - b. Reserves Account: approximately \$45k
  - c. Accounts Receivable: approximately \$551.00
  - d. Reason for drawdown of reserves is due to the completion of the last building
  - e. Prepayments \$10k
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. Last building siding work is ongoing and painting scheduled to begin in first week of July. Approximate cost 60k which was budgeted for this project.
  - c. Mulching was done first week in June. Curtis will be responsible for removing any seedling that come thru the mulch on a weekly basis as part of general maintenance.
  - d. Fencing replacement has been pushed out to mid-July due to shortage of materials and insufficient labor. The board discussed having the fencing removed separately but it was decided that since it is already built into the price it probably isn't worth it.

- e. As mentioned in last month's minutes, the swale issue to be addressed sometime in August.
  - f. In the matter of the earlier repair by Northboro Septic near Unit # 53, Warner did not pursue the 93A and stated that with the documentation presented by Northboro Septic it might be prudent to forgo any legal remedy at this time. Thad agreed and remarked that without any pictures from the second contractor it is probably not worth pursuing. The board agreed and considers the matter closed.
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- 2. **Chimney status for units #57 & 60**
    - a. Warner is still in the process of finding Reserve Engineer for recommended specialist to evaluate the criticality of addressing this now versus after siding work is completed (or at all).
    - b. Concord will continue with completing siding work.
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- 3. **Walk-around follow-up**
    - a. Warner did a second inspection for the ones who had violations from first inspection
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- 4. **Water pipe repair at #35**
    - a. Rodenheiser was contracted and fixed the two leaks and installed surface patch \$5k. This cost is considered absorbable within the TTP budget.
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- 8. **New Business**
    - a. Thad proposed and the Board approved a motion to remunerate Nancy and Mark as an acknowledgement for gardening service to the community by issuing a check for one month's condo fee along with a Thank You card signed by the board.
    - b. Kathe spoke to the folks at the Westborough branch of Central One Credit Union on June 30th but they had not heard from the main branch yet about opening the community room to the public. We will update the community when we hear back.

Respectfully submitted,  
*Thomas F Wolfe*

Tom Wolfe  
Member at Large  
Unit 11

**Upcoming Sessions: Tuesdays**  
**July 22<sup>th</sup> - Virtual via zoom**  
**Executive Session – 6:00 PM**  
**Open Community Session -- 7:15PM**