

TREETOP PARK BOARD MEETING
Open Session
Monday June 22nd, 2020 – 7:00 pm
Virtual via Webex

Attendees: No owners-at-large, 4 Trustees and Ex-officio
Trustee Attendees: Kathe Scott
Ding Han
Tom Wolfe
Thad Leugemors
Karthi Subramanian

Ex-officio: Warner Guild – Reliable Property Management

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

**Agenda and Minutes**

1. **Approve Minutes of prior meeting:** Board approved Minutes of prior meeting.
2. **Financial Report: reviewed details**
  - a. Operating Account: about \$40k
  - b. Reserves Account: about \$105k
  - c. Accounts Receivable: prepaid \$5k
  - d. Receivables prepaid by \$11k
  - e. Concord: paid as of end of May \$23, 400. Another \$14, 000 due soon.
    - i. Anticipate to complete building 13 by July 15th (they are off next week)
2. **Maintenance:**
  - a. Decks: currently doing two decks a day as it requires two to three coats. They are doing a good job, just taking a bit of time.
  - b. Unit 15: standing water area fill-in work is complete
  - c. Concrete drainage ditch along the back: On Curtis' list to complete, Warner to find out if we can take care of it post mid-July
3. **Asphalt & Paving quote**
  - a. Suburban: repair \$7,860; crack sealing \$640 (\$2.20/foot)
    - i. Warner to reconfirm the footage of cracks
  - b. New England Sealcoat: repair \$7,819; crack sealing \$1,740 (.76/foot)
    - i. Warner to reconfirm the footage of cracks
  - c. Third quote pending from Braza.
  - d. Board approved to proceed with New England Sealcoat for repair/patching.
  - e. Board will vote on crack sealing once we have confirmation regarding footage accuracy from vendors.
  - f. Warner to obtain suggested long-term maintenance options.
  - g. Potentially utilize the budget for mulching and repairs for this effort. Warner feels that it should not have negative impact on our budget.
4. **Recycling:**
  - a. Recycling:
  - b. Quotes obtained

- c. If we continued with current schedule (weekly trash pickup; bi-weekly recycle pick up; 64 gallons). We currently pay \$1284/month with E.L Harvey's
    - i. Harvey's about \$1175/month
    - ii. Republic about \$1900/month
    - iii. Waste M about \$1600/month
    - iv. Casella about \$1500/month (note: only have 96-gallon bins for recycling)
  - d. Harvey will freeze contract price first year; second year not to surpass 10% increase; third year not to surpass 10% increase. Warner to see if this negotiable (5% instead of 10%)
  - e. Trustee Leugemors made a motion to increase recycling pickup to every week instead of bi-weekly, however, it did not pass due to (approx.) \$3,000/year cost increase.
  - f. Board approved to proceed with:
    - i. E.L. Harvey 3-year contract
    - ii. 64-gallons for both recycling/trash;
    - iii. current schedule of weekly trash pick-up/bi-weekly recycling pick-up
5. **Fence Post and section replacements**
- a. Quote due on Monday; still pending
6. **Future meetings via technology:**
- a. July meeting will be via video conferencing for both Executive and Open sessions.
  - b. Kathe to find out if we can use Credit Union or Library for August meeting.
  - c. Changing meetings to 4<sup>th</sup> Tuesdays of the month; starting with July at same times.
7. **Correspondence**
- a. Unit Owner regarding painting/siding schedule concerns: Warner emailed her on June 17<sup>th</sup> regarding concerns; no response as of yet.
  - b. Snow cone stand request by TTP children: Board has approved to allow them to do it twice; June 26<sup>th</sup> and 27<sup>th</sup>, and July 10<sup>th</sup> and 11<sup>th</sup>, after which they can resubmit another request to continue. Karthi will respond via TPP Gmail.
  - c. Unit Owner response to excessive noise citation: unit owner of the tenants who had loud gathering, which they deny. They did talk to Thad; it's resolved for the time being. No further action required.
  - d. Dog warnings sent to two Units: No further action required.
8. **New Business:**
- a. Quote/Plan for mulching and plantings by entrance and plantings to be obtained by Warner. Potentially to let current volunteer landscapers know so they can plan their landscaping efforts accordingly.
  - b. Karthi to update owner information.
  - c. Next meeting: determine when to do walk around.

Respectfully submitted,

*Karthi Subramanian*

Karthi Subramanian  
Secretary  
Unit 11

**Upcoming Sessions: Wednesdays**  
**July 21st - Virtual via webex**  
**August 25th - Virtual via webex**

**Executive Session -- 6:00PM**

**Open Community Session -- 7:15PM**