TREETOP PARK
Executive Board Meeting Community Minutes
Thursday, June 11, 2026
Virtual via Zoom
Trustees Attending Executive Meeting:
Karthi Subramanian, Kathe Scott
Ex-officio: Mostafa Sharif of Reliable Property Management

The Executive Board meeting was called to order at 6:01 pm.
Minutes from Executive Session:

1. **Approve Minutes of prior meeting**
   The Board approved the April 30, 2026 Board Meeting Minutes

2. **Approve Financials: All financial items on track.**
   Current details online in Buildium Report.
   Current values as of : May 31, 2026
   a. Net Operating ≈ $ ($56,546)
   b. Reserves ≈ $ 185,671
   c. Delinquents ≈ $ one past 30 days
   Mosafa will be in contact with this owner
   All financials are as expected with all current bills paid.

The Board discussed the high negative Net Operating expense and noted that it reflects the over budget expenses from the last report - Excess Snow Removal and Tree work - as well as a new expense from the recent road resurfacing work. The roadwork ($33K) was misclassified as a maintenance expense and should have been accounted for as a long term infrastucture expense. This is a misclassification on paper. The actual funds were deducted from the Reserve Account as planned. This will be rectified for next month's financials.

3. **Community Updates**
   a. Main Pressure/Shut off valves for each building: Mostafa provided a document which may not actually identify the shut off valves. The Board requested that Mostafa get a quote from a plumber for an investigation that would definitively identify each unit that has this shut off valve. This unit owner needs to be warned not to use this main valve to shut off water in their individual unit because it will also shut of the water to the other 3 units. Each unit should have its own water shut off valve to avoid this issue.
   Mostafa will also be contacting specific units to determine if they know whether they have the main shut off in their unit.
   b. Stumpy's: Tree fall on Park St. house. This issue has been taken care
   c. Moss cleanup vendor. Mostafa has obtained one quote for remediation of of the moss on the roof of one unit and also the roof of the mailbox kiosk. Pending a second quote, the Board will make a decision.
   d. Building 5 rehab work has started. The Board approved RPM's request to park a box truck in the circle to store materials needed for the building work.

4. **Review of Task/Action List: N/A**

5. **Community Correspondences:**
    a. Karthi will be preparing a reminder to the community regarding the trash and recycle schedule (available on our website) and how to place the bins. There have been several messy overflow incidents lately. In order to maintain our beautiful property, we will start issuing fines for non-compliance

6. **Any other questions/concerns...**
    a. Mostafa will be obtaining quotes for a full assessment of the fences to plan for budgeting short and long term maintence of the fences
    b. A Park Street abutter contacted RPM requesting permission to replace a section of fencing at their expense. The board denied this request due to concerns about the legal responsibility for the fences over the long term. If there is a problem with some section of fencing, TTP will take responsibility for the issue.
    c. New Trash vendor – Ding has suggested a possible new vendor. Mostafa will get a quote.
    d. The Board requested that Alex provide a draft budget for the next fiscal year for the board to review before the September meeting

7. **Next Board Meeting:**
    a. The next Board meeting is planned for Thursday August 13 with a backup date of August 20.
    b. A September meeting is planned for September 17 or 24. The main focus of this meeting will be to review the draft budget for next year.

The TTP Board Meeting was adjourned at 7:04 pm.

Respectfully submitted

Kathe Scott
TTP Clerk
Unit #58

TTP Board Meetings: via Zoom unless otherwise noted. Next Board meeting: August 13, 2026
Post Executive Open Session upon request only: 7:15 pm