

**TREETOP PARK ANNUAL BOARD MEETING**  
**Open Session**  
**Wednesday February 26, 2020 – 7:00 pm**  
**Central One Credit Union**

**Attendees:** No owners-at-large; 5 Trustees; Ex-officio  
**Trustee Attendees:** Kathe Scott  
Karthikeyini Subramanian  
Tom Wolfe  
Thad Leugemors  
Ding Han

**Ex-officio:** Warner Guild – Reliable Property Management

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This 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. Siding work will likely start up again in April (we have three buildings left).
  - b. Approximately additional \$36k will be available in Reserves by end of April (as we are putting \$12k into Reserves month).
  - c. Mulch: Budgeted for \$12,100. Board approved to hold off until post first pass of landscaping.
2. **Mass Save audit:** Completed on 5 units. Findings will not be shared with the Board unless there is an issue.
3. **Garage sale date(s):**
  - a. Renter requested via email to Board.
  - b. Warner will respond indicating that they would need a permit from the town and submit a proposal to the Board for approval. In addition, renter will need to ensure they coordinate with their neighbor as they share a driveway.
4. **Master insurance renewal:**
  - a. Renewal is on March 1st.
  - b. Board approved to increase deductible to \$10k.
  - c. Unit owners should confirm their personal homeowners insurance accounts this increase in deductible of Master insurance.
5. **Flood insurance:**
  - a. Quote for building in the flood zone is approximately \$1466.
  - b. Quote for building outside of the flood zone is approximately \$900.
  - c. Deductible would be \$25k.
  - d. Board is considering letting individual unit owners of buildings in flood zones obtain flood insurance (as it's likely mortgage companies would require it).
  - e. Board will make the final decision after Warner confirms if All in Master Policy excludes flood coverage.

6. **Deck washing/staining quotes:**
  - a. Board voted to go with Frend's (with second coat): Total of \$45k.
  - b. Warner will obtain a quote on removal of items from some decks.
  - c. Board will pick color (not clear) for deck staining during April's meeting.
  - d. Will likely start this work in late April (to complete before summer starts).
7. **Fine process and fine schedule:**
  - a. Board reviewed and edited - finalized version will be uploaded to the website.
8. **New Business:**
  - a. Roadway maintenance: Warner to obtain bids on maintenance of roadway, recommendations of type of maintenance and budget for it (including the temporary patch by Units 53 - 59).
  - b. Dryer Vent: deadline is March 1st. Warner will confirm if everyone has completed this; those who have not will be assessed a fine.
  - c. Chimney cleaning: Due this year. Warner will send communication to unit owners.
  - d. Welcome Booklet: Kathe will review to make appropriate updates and republish.
  - e. Curtiss: Cleaning will be done in April
  - f. Stump Grinding: Warner will find out when rest will be completed.
  - g. Board positions: As the individuals on the Board remains the same; positions will stay the same as well. Caveat: Karthi may be unable to attend some meetings; in which case Tom/Ding volunteered to take meeting minutes.

Respectfully submitted,

*Karthi Subramanian*

Karthikeyini Subramanian  
Secretary  
Unit 11

**Upcoming Sessions: Wednesdays**

**March 25th - Central One Credit Union (40 South Street)**

**April 22nd - Central One Credit Union (40 South Street)**

**May 27th - Central One Credit Union (40 South Street)**

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

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