

## TREETOP PARK ANNUAL BOARD MEETING

### Open Session

Tuesday January 26<sup>th</sup>, 2021 – 7:15 pm

Virtual via Zoom

**Attendees:** 8 owners-at-large, 5 Trustees and Ex-officio

**Trustee Attendees:** Kathe Scott  
Ding Han  
Tom Wolfe  
Thad Leugemors  
Karthi Subramanian

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

~~~~~

The meeting was called to order at 7:02pm.

### Agenda and Minutes

1. **Approve Minutes of prior meeting:** Board approved Minutes of prior meeting.
2. **No quorum this year:** no annual business such as elections. Board has voted to keep the current board members for 2021.
3. **Review of 2020 Accomplishments:** See annual packet
4. **Financial Report:** See Annual Financial Overview
5. **Maintenance:**
  - a. Fence: Replacement is required by the entrance.
    - i. Thad (and Karthi also volunteered) to pull out current fence and lay it flat on the ground.
    - ii. Two quotes obtained by Warner:
      1. National Fence: \$3565 with 50% down payment
      2. Arrow: \$7598 with 50% down payment
      3. Warner to obtain new quote from National Fence and a third vendor for a different type of fence (sturdier such as square post with screws).
    - iii. Will require Stumpy's to remove fallen trees off the fence
6. **Reserve study update**
  - a. We will review as a board during a one-off meeting; Feb 9<sup>th</sup> at 6pm.
    - i. Karthi to send out the zoom invite.
  - b. Scheduled to meet with the Reserve Engineer at our next executive board meeting on Feb 23<sup>rd</sup>.
7. **Stumpy's Quote**
  - a. They have acknowledged the approval we've provided. Schedule of work is pending.
8. **Water pipe repair**
  - a. Warner has been unsuccessful in reaching out to town inspector to obtain statement corroborating Rodenhiser's findings. This is preventing us from filing a claim with Northboro Septic.
    - i. Next Steps: Warner to send an official letter to town inspector with Rodenhiser's findings and request his confirmation.
9. **Paving gouge**
  - a. Warner has not heard back from Green Mountain regarding the gouge/indentation in front of Unit 11 and by Unit 53. We'll fix it as part of the crack filling maintenance work this year; requesting Green Mountain for some coverage for the cost of fixing it.

#### 10. Information form

- a. Warner to provide list of who has not provided this as of today.
  - i. Karthi to call reach out to these unit owners personally to obtain updated information sheet
- b. Warner to provide updated information spreadsheet for units that has provided an updated information form.

#### 11. New Business

- a. Electronic payment option for monthly condo fees will be launched to TTP unit owners sometime in March by Reliable Property Management. Email communication will be sent to all unit owners.
- b. Warner suggested looking into hiring arborist to plant new trees to replace the trees we've removed.
  - i. Board will discuss in the February Board meeting
  - ii. Ed Babinsky (Unit 46) has volunteered to assist with this as he is part of the Arbor Committee for our town.
- c. Warner to send notices to:
  - i. #1 Park Street is dumping Christmas tree and yard waste over the fences.
  - ii. #3 Park Street is dumping yard waste and trash over fences.
  - iii. #7 Park has chickens escaping through fence near #7 Treetop Park.
- d. Lisa Blazejewski (Unit 2): inquired about replacing T-11s (from October 2020 minutes). Warner indicated that Concord would let her know when they do it (day of).
- e. Hasan Ozcimder (Unit 25):
  - i. Inquired about pruning of trees. Board indicated that it will be done this year.
  - ii. Inquired regarding TTP Sign. Board indicated that we did discuss but tabled due to some of the cost of renovations ongoing at the time. We will revisit in the near future.
  - iii. Unit numbers on the green signs is hard to read. Lisa Blazejewski (Unit 2) indicated that the signs itself are in need of repair/replacements. Board is in agreement and will discuss in the next couple of meetings. In the meantime, Board has suggested for unit owner can obtain larger decals (from places like Home Depot) and put it over the existing sign.

#### 12. Next Meeting

- a. Special meeting to review Reserve Study on Feb 9<sup>th</sup> (Board only)
- b. Regularly scheduled monthly board meeting: Feb 23<sup>rd</sup>, March 23<sup>rd</sup>, April 27<sup>th</sup> virtually

The meeting adjourned at 7:22 pm.

Respectfully submitted,

*Karthi Subramanian*

Karthi Subramanian

Secretary

Unit 11

**Upcoming Sessions: Tuesdays**  
**February 23<sup>rd</sup> – Virtual via zoom**  
**March 23<sup>rd</sup> - Virtual via zoom**  
**April 27<sup>th</sup> - Virtual via zoom**

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