

TREETOP PARK
Executive Board Meeting Minutes

Thursday, March 5th, 2026

Virtual via Zoom

Trustees Attending Executive Meeting:

Karthi Subramanian, Ding Han

Ex-officio: Mostafa Sharif of Reliable Property Management

The Executive Board meeting was called to order at 6:03 pm.

Minutes from Executive Session:

1. Approve Minutes of prior meeting (Annual Meeting)

Board approved January 22nd, 2026 Board Meeting Minutes

2. Approve Financials: All financial items on track.

Current details online in Buildium Report.

Values as of January 31st 2026

- a. Net Operating ≈ \$ \$21,611
- b. Reserves ≈ \$ \$196,347
- c. Delinquents ≈ \$ 438 (one 90 days late)

One delinquent will be followed up by Mostafa

All financials are as expected with all current bills paid.

3. Snow Removal: With recent snow accumulations, we are currently at 72.8 inches which is over the standard 60 inches contract. We will be charged per inch of clean up per storm starting with Feb 27th storm. We'll pull money from the Reserve to cover this unanticipated expense.

- a. For next contract renewal (2027), Mostafa will check if there are other option for caps

4. Community Updates

- a. Stumpy's work: work is complete.
- b. Main water valves per building:
 - a. Mostafa is unable to find any information on this from previous management company
 - b. A unit owner let Mostafa know that typically that if a unit has a water valve outside (near their garage) will likely have the main valve shutdown.
 - c. Mostafa will be sending out email to community requesting to check if their unit has the main water valve shut down.
 - d. This is just for informational
- c. Snow relocation: this is all set, we are not moving forward with this.
- d. Ice dams: We are addressing potential ice dam concerns as it is reported by unit owners' to RPM.
- e. Fireplace procedure: The form provided by RPM is good with the tweaking of the fine language to say "fine as per our condo docs".
- f. Asphalt: A second vendor (Hatch) has not provided details for their quote and they are extremely unresponsive. Mostafa has had

negative experience with them at a different property. Board approved not to move forward with them and continue with Asphalt Engineering.

5. R&R updates

- a. Board will review R&R and make edits prior to next board meeting.
- b. Karthi will update language on transient and car parking.
- c. Board agreed not to update condo docs.

6. Review of Task/Action List.

- a. TTP gmail contact list: Mostafa is having difficulty getting info from unit owners' with tenants.
 - i. Karthi will send email from Board mandating that everyone send in updated Info sheet ASAP with those who have tenants
 - ii. Then Mostafa will start calling unit owners' that have known tenants.
 - iii. New policy going forward: as part of Annual meeting, info sheets will be sent to all unit owners' to be filled out and sent back to RPM on an annual basis

7. Next board meeting: Scheduled for Thursday April 16th at 6 pm

The TTP Board Meeting was adjourned at 7:16 pm.

Respectfully submitted

Karthi Subramanian
TTP President
Unit #11

TTP Board Meetings: via Zoom unless otherwise noted.

Next Board meeting: June 26, 2025

Post Executive Open Session upon request only: 7:15 pm