

TREETOP PARK BOARD MEETING COMMUNITY MINUTES

Thursday September 28, 2023

Virtual via Zoom

Trustees Attending Executive Meeting:

Karthi Subramanian, Kathe Scott, Ding Han

Ex-officio: Keith Goodale – Reliable Property Management

The meeting was called to order at 6:10 pm.

Agenda and Minutes from Executive Session modified for the Community:

1. Open Meeting: 6:10 pm

2. Approve Financials: All financial items on track.

Current details online in Buildium Report. As of 08-31-23 show below:

a. Net Operating	≈ \$ 25,860
b. Reserves	≈ \$154,965
c. Accounts payable	≈ \$ 17,099
d. Accounts receivable	≈ \$ 1,016
e. Prepayments	≈ \$ 10,962

Current values: 09-28-23

a. Net Operating	≈ \$ 12,205
b. Reserves	≈ \$133,661
c. Delinquents	≈ \$ 532

All financials are as expected. Net operating reflects recent payments for repairs. (some will be reimbursed by reserves). Delinquents lower than expected.

3. Communication issues with Board and Community were discussed:

- . Please Note: Residents should not contact individual Board Members with their specific concerns. Karthi will compose a Community email reminder on the best ways to bring issues up to Keith and the Board using TTP email, Buildium, or phone (if absolutely necessary).
 - a. The following points were cited:
 - 1. Unit-owners know that they are responsible for anything that is an issue inside their unit, that we can assist by providing suggestions (not obligated to do so) and for any emergencies (fire alarm, smoke alarm, etc) folks should not reach out to RPM they should absolutely reach out to emergency services (even if it's their neighbor's alarm). We are not obligated to let unit-owners know about such occurrences when they are not home.
 - 2. Also, that when sending correspondences to RPM and Board, to be conscious of tone and avoid being rude. We are doing our best to address concerns as quickly as possible.
 - b. Board meetings are held on 4th Tuesday of month with rare exceptions (i.e. no meeting in November due to holiday season)

- 4. Historical docs on 2014 Water System upgrade:** Rachel Whitemore has provided some emails concerning the planning etc. Not all documents are available due to the length of time since the work was done.
- 5. Response to town letter concerning water system repairs:**
Keith will send a letter to the town with our response by mid October.
- 6. Recent water pipe repairs:**
We need to provide a summarized version of the work we've done the last 10 years to both the Civil Engineer and Rodenhiser so they can provide suggestions for any additional work we may need to present to the town.
- 7. Final cost of the water repairs to both #35 and #53 was \$56,343.75.** This is similar to repair costs in previous years and was covered by reserve funds. The idea of covering such costs with an insurance claim was raised.
- 8. Painting of Building 3 is complete and looks good!**
- 9. Bids for trash/recycle pickup and snow/landscaping**
 - a. We have the remainder of this year on the current contracts but will be exploring new bids for the next contract
 - b. It was suggested that we reconsider if we want to continue recycling.
- 10. Board reviewed some agenda items for the October 24 meeting**
 - a. Proposed budget – discussion of next CF increase
 - b. CapEx Priorities - what and how much reserve budgeted work to be done next year.
 - c. Mindful of Inflation – on residents as well as long term infrastructure budgets...
 - d. Trash/Recycle bids
 - e. Any Board positions up for re-election
 - f. 2024 Annual Meeting

The TTP Executive Board meeting was adjourned at 7:11 pm.

Respectfully submitted



Kathe Scott TTP Clerk Unit #58

TTP Board Meetings: via Zoom unless otherwise noted
Executive Session: 6:00pm
Post Executive Open Session upon request only: 7:15 pm