

**TREETOP PARK ANNUAL BOARD MEETING**  
**Open SESSION**  
**Tuesday March 23<sup>th</sup>, 2021 – 6:03 pm**  
**Virtual via Zoom**

**Attendees:** 0 owners-at-large, 5 Trustees and Ex-officio  
**Trustee Attendees:** Kathe Scott  
Ding Han  
Thad Leugemors  
Karthi Subramanian  
Tom Wolfe

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

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The meeting was not held as no unit owners were in attendance.

**Agenda and Minutes from Executive Session**

1. **Approve Minutes of prior meeting:** Board approved Minutes of prior meeting.
2. **Financial Report:**
  - a. Operating Account: approximately \$26.7k
  - b. Reserves Account: approximately \$67k
  - c. Accounts Receivable: approximately \$4k
  - d. Accounts Payable: approximately 24k
  - d.i. Prepayments \$4.2k
3. **Maintenance, Landscape status:**
  - a. Snow removal exceeded sixty inches this year
  - b. Complete Bld. 15 Siding
  - c. Once again, looking for a Garage Bay to store siding material. Need to store for ~ six weeks. Warner Guild will solicit the community
4. **Reserve Study review and finalization:**
  - a. Warner stated nothing is finalized yet
  - b. Awaiting answers from Paul Huijing.
5. **Fence quotes:**
  - a. The board agreed that National Fence was the most cost effective of the three quotes. Their quote was approximately half the competitor's as listed in previous minutes.
  - b. Motion was passed to hire National Fence to repair section of fence near entry to TTP
6. **Water pipe repair:**
  - a. Warner included lateral repair documents as part of agenda which he believes gives corroboration to what Rodenheiser witnessed. Also included Town write-up.
  - b. Warner re-visited original Northborough septic contract. Found no warranties in it. Contract included time and materials only. Since their visit last year was for a repair they did not warrant it.
  - c. Kathe commented and Warner agreed that we would not expect a failure within a year.
  - d. The board felt that a claim should be made to re-coup the costs of the failure.
  - e. Discussion ensued about what we should/could expect to be repaid.

- f. Warner will send an e-mail to Northborough Septic for re-imbursement stating they can pay out of pocket or we will put in a claim thru their insurance company.
- g. Thad suggested telling Northborough Septic in the email that we have corroborating documents to back up our claim.

8. **Mulch**

Following a discussion the board decided to mulch this year which is already in our Contract with Curtis.

Respectfully submitted,

*Tom Wolfe*

Tom Wolfe  
Secretary  
Unit 42

**Upcoming Sessions: Tuesdays**

**April 27<sup>th</sup> - Virtual via zoom**

**May 24<sup>th</sup> - Virtual via zoom**

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

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