

TREETOP PARK ANNUAL BOARD MEETING

Open Session

Wednesday April 22, 2020 – 7:00 pm

Virtual via Webex

Attendees: 1 owners-at-large; 4 Trustees; Ex-officio

Trustee Attendees: Kathe Scott
Karthikeyini Subramanian
Tom Wolfe
Ding Han

Ex-officio: Warner Guild – Reliable Property Management

Agenda and Minutes

1. **Approve Minutes of prior meeting:** Board approved Minutes of prior meeting.
2. **Financial Report: reviewed details**
 - a. Operating Account: about \$44k
 - b. Reserves Account: about \$90k
 - c. Receivables prepaid by \$6700
 - d. Electricity cost has increased slightly in the past few months; Warner will follow up
1. **Maintenance, Landscape status/update**
 - a. Concord coming to TTP on Monday (4/27) with materials with intent to start later in the week; weather permitting.
 - i. Warner has not received response from community for request to store materials in unit's garages. Warner will email Units 49 through 56 to request garage for storage of materials. Back-up plan is store under Leo's deck (Unit 49).
 - b. Landscape: additional clean up will be scheduled due to recent storms.
 - c. Road work/paving: Warner will obtain quotes to fix minor patches, filling in cracks and asphalt work by Unit 53.
 - d. Recycling/Trash contract: Warner to obtain quotes from Republic, Cassella, Harveys, and one other vendor.
 - e. Sleeving: Per Thad, company that did sleeving by Unit 13, they gouged the asphalt. Warner will discuss this with them and find out when they plan to start remediation work.
2. **FYI, new calendar for recycling:** posted on TTP website
3. **Moss roof removal quote:**
 - a. Started work on 4/22; will continue into next week.
4. **Select Deck color:** Benjamin Moore arborcoat semi-solid deck staining
 - a. Board approved HC-19 (Norwich Brown)
5. **Future meetings via technology:**
 - a. May meeting will be via video conferencing for both Executive and Open sessions.
6. **New Business:**

- a. Ding inquired if our vendors were impacted by COVID-19. Per Warner, these vendors are considered 'essential' and does not believe they are in any dire situations and we should not see any impact/interruption to our services.
- b. Warner will be meeting with Curtiss about 'water sitting' behind Unit 15 and by Unit 27 to obtain potential ways to address it and associated cost.
- c. Friends painting: intend to start end of May. They quotes \$50 to remove items from deck and put them back. Board will pay Friend's for units who would like this service and then Board will charge those unit owners'. Warner will email community with details a week before work starts.
- d. Stumpy's: Grindings were never done (including the one by Thad's unit - Unit 20) contrary to what was communicated to Warner. Warner will follow up with them to determine when they will come back to complete.
Board also requesting to put identifiers on stumps to be grinded next year.

The meeting was adjourned at 7:28 pm.

Respectfully submitted,
Karthi Subramanian

Karthikeyini Subramanian
Secretary
Unit 11

Upcoming Sessions: Wednesday

May 27th - Virtual via Skype

June 24th - TBD

July 22nd - TBD

Executive Session -- 6:00PM

Open Community Session -- 7:15PM