

TREETOP PARK EXECUTIVE & OPEN BOARD MEETING MINUTES

Tuesday April 26, 2022

Virtual via Zoom

Trustees Attending Executive Meeting:

Kathe Scott, Karthi Subramanian, Din Han

Ex-officio: Keith Goodale – Reliable Property Management

No Post Executive Open Meeting was convened.

The meeting was called to order at 6:04 pm.

Agenda and Minutes from Executive Session:

1. Approve Minutes of March 22, 2022 meeting:

Board approved Minutes of prior meeting.

2. Approve Financials: All financial items on track.

Details online in Buildium Report. As of 03-31-22 show below:

a. Net Operating	≈ \$26,946.
b. Reserves	≈ \$97,485
c. Accounts payable	≈ \$1,637.
d. Accounts receivable	≈ \$1,392
e. Prepayments	≈ \$14,544

3. A very small number of unit owners are behind in payments.

Keith will be contacting them. Treetop Unit owners are extremely responsible in this regard.

4. Storage of Material for siding / painting scheduled for Buildings #1 - #5

- Unfortunately no Unit Owner in these buildings has responded to the request to use their garage to store the materials. To avoid having to store the supplies outside, 2 board members have volunteered their garages.
- A better solution will be required next year – such as requiring unit owners to provide this storage when their building being worked on.

5. Fencing Repair update.

- Concord will do the fence repairs after the work on the buildings
- Fencing repair will probably be delayed until mid to late summer

6. Finish Works' quote for painting of Buildings #1- #5 has been approved by the Board

7. Communication Issues.

Karthi provided an analysis and proposed solutions. This excellent analysis is included as an attachment to these minutes. A brief summary is included below:

- Community communication with RPM and the Board:

1. **Keith and Karthi will provide a Tutorial for unit owners on how to use Buildium during the next Open Meeting on May 24. A video will also be available on the website.**

2. Unit Owners are able to log into their Buildium Account to register, and follow the progress, of maintenance requests. (spotlight replacement, wasp nest removal etc.)

3. Keith will respond to general requests via Treetoppark1@gmail.com (email from residents will be auto forwarded to Keith at RPM)

8. Owner of #46 is selling in July and would like get approval for a storage Pod

- a. The board approved this request
- b. The Pod must be kept in the driveway and off grassy areas

9. Trucks driving on edges of road have damaged grassy areas

- a. Harveys has been asked to be more careful
- b. Unit owners are asked to position trash and recycle bins on the asphalt, a few inches away from the grass to help the trucks stay away from the grassy edges.

10. Units #1- #20 Painting / repair schedule

- a. Concord group will start work Thursday April 28.

11. Suggestion for another option for wet area near unit #25.

- a. Curtis quote to drain area was excessively high and likely impossible to implement
- b. Can we consider a "plant based" option – adding plants which will absorb water but also tolerate dry spells - consult Nancy DeWolfe for advice...

12. Old Business:

- a. Do we need Open Minutes?
- b. Can we summarize in email or post regular Board Meeting minutes with personal information and detailed information redacted?
 - 1. Karthi shared some feedback from a few Unit owners – they appreciate the general information but are not interested in detailed Board Minutes
 - 2. The clerk will try out different ways of informing the community of it's actions etc. in coming months.
 - 3.

The TTP Executive Board meeting was adjourned at 7:15 pm.

Respectfully submitted



Kathe Scott TTP Clerk
Unit #58

Upcoming TTP Board Meetings: via Zoom unless otherwise noted

Executive Session: 6:00pm

Post Executive Open Session: 7:00pm

Tuesday May 24, 2022 (Buildium Tutorial during open session)

Tuesday June 28, 2022 (in person at CICU with PIZZA!!)