

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:

a. Community communication with RPM and the Board:

- 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.**
- 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.)
- 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!!)