

**TREETOP PARK BOARD MEETING**  
**OPEN SESSION**  
**Tuesday October 26th, 2021 – 7:15 pm**  
**Virtual via Zoom**

**Attendees:** 0 unit owners, 1 renter, 5 Trustees and Ex-officio  
**Trustee Attendees:** Kathe Scott  
Thad Leugemors  
Ding Han  
Tom Wolfe  
Karthi Subramanian

**Ex-officio:** Warner Guild, Keith Goodale – Reliable Property Management  
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The meeting was called to order at 7:15pm.

**Agenda and Minutes from Executive Session**

1. **Approve Minutes of prior meeting:** Board approved Minutes of prior meeting.
2. **Financial Report:**
  - a. 2021 Fiscal Year ends Oct 31<sup>st</sup>
  - b. Operating Account: approximately \$11,600
  - c. Reserves Account: approximately \$40,300
  - d. Accounts Payable: approximately \$10,5000
  - e. Accounts Receivable: approximately \$762.00
  - f. Prepayments: approximately \$10,300
  - g. 2021 Fiscal Year unplanned expense: approximately \$14k to repair water pipes
  - h. Board approved to recategorize fence expense to be a reserve expense since we replaced entire sections vs just repairing it.
  - i. Once fence work is paid for, we will rebuild our reserves targeting planned maintenance activities as outlined by our Reserve Study.
3. **Maintenance, Landscape status/update, buildings, fence:**
  - a. Warner/Keith will meet with Curtis (Denise- rep) next week (week of Nov 1<sup>st</sup>) to assess the trenching by Unit 25 and conduct a general assessment of TTP property.
  - b. Warner/Keith will meet with Stumpys on Nov 9<sup>th</sup> at 10am to conduct the annual assessment of TTP property.
  - c. Building maintenance: obtain a few quotes in the next few months for painting five buildings, which will be expensed against the reserves with it likely starting sometime summer of 2022.
    - Per Reserve Study: we will paint 5 builds every other year starting 2022.

4. **New budget mailed to owners**
  - a. Reminder that new condo fees (increased by 3%) is due Nov 1<sup>st</sup>.
  - b. If auto-debit is set up on Reliable Property Management's payment site, unit owners' are responsible to update the auto pay amount to reflect new condo fees.
  - c. Warner/Keith to send email communication to unit owner's reminding them to update auto-debit payment amounts as needed.
5. **Chimney status for units #57 & 60:**
  - a. Warner met with engineer regarding chimney issue and has not received an update as of this meeting.
6. **Rules and Regulations update:**
  - a. Kathe's updated Rules and Regs will be published and made available during TTP Annual meeting/Registry of Deeds.
7. **Next Meeting:**
  - a. November and December meeting will be combined and held on Thursday Dec 2<sup>nd</sup>.
  - b. Annual meeting will be held on Tues January 25<sup>th</sup>. Tentatively to be held in-person at Tatnuck Bookstore, with virtual zoom as back up. As we get closer to January 25<sup>th</sup>, we will determine if in-person is feasible due to COVID-19.
  - c. We will have 4 positions available for unit owners to run.
  - d. Warner/Keith will send out reminders for candidate submission with the annual packet in December with a due date of January 14<sup>th</sup> and elections to be held during January 25<sup>th</sup> annual meeting (if quorum is met).
8. **New Business:**
  - a. Thad Leugemors's (Unit 20): as he has moved from TTP community, he will be resigning from the board by December.
  - b. Karthi Subramanian (Unit 11): re-requested Warner/Keith to assess deck as the color seems to be fading/discoloring quickly.
  - c. Jennifer Juliano (Unit 16):
    - Inquired about recent maintenance work (timelines) which Warner/Keith will provide offline to her
    - Inquired about TTP gatherings where board indicated that we used to do Fall Gathering and get together post Annual Meetings pre-COVID-19
    - Indicated that Curtiss dented garage door during plowing a couple of years ago. Unfortunately, as it was not reported at that time, we cannot raise this concern with Curtiss at this time, but we will continue to monitor going forward.

The meeting adjourned at 7:30 pm.

Respectfully submitted,  
*Karthi Subramanian*

Karthi Subramanian  
Member at Large  
Unit 11

**Upcoming Sessions: Tuesdays**  
**Skipping November meeting due to holidays**  
**December 2<sup>nd</sup> (Thursday)– Virtual via zoom**  
**Annual Meeting – January 25<sup>th</sup> - TBD**

**Executive Session -- 6:00PM**  
**Open Community Session -- 7:15PM**