

**TREETOP PARK ANNUAL BOARD MEETING**  
**OPEN SESSION**  
**Tuesday February 23<sup>th</sup>, 2021 – 6:00 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. **Reserve Study update:**

The Board met for a one-off meeting on Feb 9<sup>th</sup> to discuss questions for Advanced Reserve Solutions. Warner put a letter together for ARS with the Board's questions

  - a. Paul Huijing (ARS) met with the Board during the Executive meeting on 2/23 to answer questions about the study. Here is a summary:
    - i. Paul introduced himself and gave a summary of his history. His specialty since 2017 is presenting Reserve Studies.
    - ii. Paul addressed the questions posted by Warner from the board. These questions involved long term planning for Treetop Park. Chief among them were:
      1. Reserve Funding options
      2. Road repair - asphalt overlay longevity vs complete road renovation
      3. Chimney repair. Recommends a thorough inspection of all chimneys
      4. Siding and Trim maintenance
  - b. Paul sent out a follow-up letter to the board with additions/clarifications to our questions.
3. **Financial Report:**
  - a. Operating Account: approximately \$24k
  - b. Reserves Account: approximately \$45k (all expenses paid in full)
    - i. Putting about \$9800/month.
  - c. We are on target to complete the last building siding work
4. **Officers --** By general agreement the board assigned the positions as follows:
  - a. Thad is President
  - b. Kathe is Vice President
  - c. Tom is Secretary
  - d. Ding is Treasurer
  - e. Karthi is Member at large.

5. **Stumpys Update**
  - a. Stumpy's requested full payment for recent tree work. Warner indicated that there was some stump grinding remaining. TTP will make partial payment ~ 9K.
6. **Fence quotes**
  - a. Warner and Thad briefly discussed the quote from National Fence and Warner stated that he was still in the process of getting more fence quotes
7. **Water pipe repair.**
  - a. Warner has contacted the Town and continues to pursue this issue.
  - b. Warner has sent an official letter to town inspector with Rodenhiser's findings request his confirmation.

Respectfully submitted,  
*Tom Wolfe*

Tom Wolfe  
Secretary  
Unit 42

**Upcoming Sessions: Tuesdays**

**March 23<sup>rd</sup> - Virtual via zoom**

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

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

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