

**TREO MAINTENANCE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MEETING OF JULY 22, 2024
MINUTES**

NOTICE Upon due notice given and received, the regular meeting of the Board of Directors of The Treo Maintenance Association was held on July 22, 2024 at 5:30 pm, via zoom.

PRESENT Marty Dyson, President
John Piskora, Secretary/Treasurer
Peter LeNoach, Director

Rina Sagal, StoneKastle Community Management, Inc.

ABSENT John Panzullo, Vice President

OTHERS No homeowners were present.

CALL TO ORDER The meeting was called to order at 5:05 PM by Marty Dyson, President.

OPEN FORUM No homeowners were present.

**EXECUTIVE
SESSION
DISCLOSURE**

Rina Sagal, Community Manager, reported that there was an Executive Session of the Board of Directors on July 22, 2024, to discuss member discipline, collections, contracts and legal matters.

MINUTES A motion was made, seconded, and unanimously carried to approve the Regular Session Board meeting minutes of May 20, 2024, and June 24, 2024.

Financial Statements

A motion was made, seconded, and unanimously carried to approve the financial statements for the period ending May 31, 2024, and June 30, 2024.

A motion was made, seconded, and unanimously carried to approve to roll over the CD maturing 9/27/24 in the amount of \$150,000.00 for 12 months.

DELINQUENCY The board reviewed the June 2024 Delinquency report.

A motion was made, seconded, and unanimously carried to approve to lien the following account:

- 135000086T

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Reserve Study Recommendations

A motion was made, seconded, and unanimously carried to approve to push back repairs for 1 year to the following items:

- Streets-Asphalt repairs-including Mission
- Streets-Slurry Sealing-including Mission
- 5 year fire sprinkler testing and repairs

**UNFINISHED
BUSINESS**

Wall on Townsend & Vintage

This item was tabled until the next meeting.

47 Concierto

A motion was made, seconded, and unanimously carried to approve the Premier Landscape to repair two locations of concrete near the front door in the amount of \$650.00.

Near 40 Townsend

This item has been tabled.

Courtyard Doors/ Decks/ Gates

This item has been tabled.

Short Wall Painting Proposals

A motion was made, seconded, and unanimously carried to approve 1st Street Painting to paint the 3 short walls located at both corners of Great Lawn and Vintage and at the corner of Great Lawn and Spanish Lace in the amount of \$885.00.

Homeowner Request

This item has been tabled regarding 74 Vintage to remove the side gate that allows entry to both property patios.

Electric Vehicle Charging Station Policy

This item has been tabled.

**NEW
BUSINESS**

Annual Fire Extinguisher Proposal

A motion was made, seconded, and unanimously carried to approve Mobil Fire Extinguisher for the annual fire extinguisher service in the amount of \$891.63.

Sandblasting Proposal

This item has been tabled.

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Earthco Proposals

A motion was made, seconded, and unanimously carried to approve Earthco for the following proposals:

- Continue the hedge alongside 95 Chantilly-\$810.00
- Revised proposal- Install plant material in front of 67 Chantilly-\$520.00
- Plant Installation per the May Landscape walk-\$819.00
- Plant Installation per June Landscape walk-\$560.00

Sidewalks

This item has been tabled.

Roof Inspection Program

This item was discussed and the board noted that the proposal for the annual roof maintenance and gutter cleaning will be available for the next meeting.

Draft Reserve Study

This item has been tabled.

Draft Budget

This item has been tabled.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 6:53 pm.

ATTEST

Respectfully Submitted by Rina Sagal, Community Manager.

APPROVED

Signed by:



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Marty Dyson, Chairman of the Meeting

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SECRETARY'S CERTIFICATE

I hereby certify that I am the duly Appointed and Acting Secretary of the Treo Maintenance Association and do hereby certify under penalty of perjury that the foregoing is a true and correct copy of the Minutes of the Board of Directors Meeting held July 22, 2024, as approved by the Chairman of the Meeting.

10/25/2024

Dated: _____

DocuSigned by:

John Piskora

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Secretary