

## Ray Stanford

---

**From:** Ray Stanford <stanford@sover.net>  
**Sent:** Tuesday, June 21, 2016 3:53 PM  
**To:** Carol Greene; 'Dawn.Maddaline@hitchcock.org'; 'Greg Fellers'; marge.decato@gmail.com; Pabettis@aol.com; pk.l@comcast.net; richardbalagur@gmail.com  
**Subject:** Renihan Board Minutes- May 25 2016

RENIHAN MEADOWS CONDOMINIUM  
MINUTES  
May 25, 2016

1. The monthly meeting of the Renihan Meadows Condominium Association Board of Directors was called to order "under the trees" at Renihan Meadows 220 Mascoma Street ext. Lebanon, NH by Kim Lambert – President, at 4 PM on May 25, 2016. Present for the meeting were Richard Balagur, Kim Lambert, Paula Bettis, Carol Greene, Greg Fellers, Marge DeCato and Dawn Madaline. Also present was Property Manager- Ray Stanford.
2. **Minutes:** The minutes of the April 27, 2016 Board of Directors meeting were reviewed. On MOTION made and seconded the minutes were approved as presented.
3. **Phone Log-** The phone log for April/May was reviewed and discussed. The log was approved.
4. **Owner/Residents:**
  - a. 110 & 107 have "stuff" on deck and litter on common area. Needs to be cleaned up... (TNT was instructed to do this).
  - b. Grills- The Board approved a clarification of the grill rules. There shall be a limit of 2 grills per unit on the common area at rear of unit. Personal items are not to be left on the common area.
  - c. Bikes- Kids & adults must put their bikes away at night. No bikes left next to front door of unit.
  - d. New signs at rail trail entrance – "No Dumping"

**Financial Report:** The April 2016 financial report was reviewed.

- a. Dryer vent cleaning- 10 units remain owing dryer vent cleaning fee. Late fee: \$10 late fee shall be applied to \$50 charge for dryer vent cleaning, if fee isn't paid.
  - b. Renihan Meadows v J & E Spinney: Legal bills are continuing. The Board approved discontinuing any further legal action. To avoid further legal cost, if necessary, the \$25 payments shall be sent directly to Renihan Meadows % Moseley. Management will discuss and advise legal counsel. APPROVED 6 yes 1 abstained.
  - c. Financial Report was APPROVED.
5. **Maintenance:**
- a. New roofing for Buildings 5 & 6 are complete. They look very good. Unit #79 broken window is being addressed by contractor and DKM Consulting.
  - b. Front entry steps: Maintenance is continuing. Unit #63 steps need to be leveled. Proper step height without tripping hazard has been corrected.
  - c. Building #7 needs pavement swept. (TNT will be asked).
  - d. Playground: Doors to playground need to be kept shut.
  - e. Bike donation: HACTC is re-organizing and can't take the bikes right now. LISTEN should be contacted.
  - f. Denied sand box: The Board discussed the idea of installing kids sand box(es). After the discussion the Board voted not to install sandbox.
  - g. Pool Passes: Passes are being issued by request form. It was agreed, if pool passes are lost the cost to replace will be \$5 each. APPROVED.

- h. Further pool decisions: Only 3 unrelated adults are to be issued passes per unit. Green wrist bands are for 15 years old and above including adults. 2 visitor wrist band per unit for visitors. APPROVED. Multi-color spiral bands are for kids 14 and under. APPROVED. ID information of kids pool shall be first name only and unit #. 15-17 years of age will be green with ID tag.
- i. Mail boxes: Only two mail boxes remain without locks, #77 & #99.
- j. Utility closet doors have been added per earlier approval. The doors are locked and on the same master key as the entrances to the basement. Unit owners/tenant can contact Moseley to gain access for cable TV; Electric and telephone service providers.
- k. Loose boards at #41. Keep children from picking up boards and leaving them around. Contractors must secure their materials.
- l. Hanging on fence: Please stay off the fences of pool, playground and tennis courts. TNT is making repairs to the fences. They are also re-aligning the boards at the base of the fence around the pool.
- m. Pot holes: TNT will fill pot holes that they can around the driveways and parking areas. Long term we need a plan to address the pavement areas.
- n. Grub Control: Management will follow-up on grub control application on all areas of lawn.
- o. Pavement painting: The letters for VP and MP are too large. It was decided it was ok to make the letters vertical.
- p. Speed bumps: The Board will determine location of the speed bumps. Management will order some based on measurements.
- q. Notices will be prepared for IDing Vandals with proof (phone pictures) – Board decision on the reward up to \$100.
- r. Engineering Ventures will be inspecting the erosion area across from buildings 6 & 7. They will be submitting a consulting proposal to evaluate and repair.
- s. Pool Attendance Services: One (1) proposal from Cody Greene for the '16 pool attendant services. The Board APPROVED \$27 per day for the list of services. Cody will be responsible for any substitute help.
- t. Yard Sale: The Board APPROVED community yard sale at Renihan Meadows on the weekend of June 25/26. People interested will be responsible for their own table. The Board will advertise.

**Adjournment-** The meeting was adjourned at 5:45 PM

Next Board Meeting – 4<sup>th</sup> Wednesday of each month - 4 PM at the location to be determined.  
Board Meeting Schedule: June 22; July 27 & August 24.

Ray Stanford - Property Manager  
Moseley Associates, Ltd. - Managing Agent  
1.802.296.2600  
stanford@sover.net  
moseley@sover.net