

RENIHAN MEADOWS CONDOMINIUM
MINUTES
February 22, 2017

1. **The monthly meeting** of the Renihan Meadows Condominium Association Board of Directors was called to order Moseley Associates Office- by Kim Lambert – President, at 4:13 PM on February 22, 2017. Present for the meeting were Kim Lambert, Paula Bettis, Marge Decato and Dawn Maddaline. A quorum was present. Also present was Property Manager- Ray Stanford.

2. **Minutes:** The minutes of the Annual Meeting of January 14, 2017 of the Owners were reviewed. On MOTION made and seconded the minutes were APPROVED as presented.

3. **Re-organization of the Board:** Election of the Officers of the Board of Directors was held for 2017. On a motion made and seconded the slate of officers was nominated:
The re-organization of the Board took place for 2017. The following officers were elected for 2017 year until the next annual meeting or until a replacement is elected. UNANIMOUSLY APPROVED.
 - President** – Kim Lambert
 - Vice President** – Richard Balagur
 - Secretary** – Marge Decato
 - Treasurer** – Greg Fellers

4. **Phone Log**- The phone log for January & February '17 was reviewed and discussed. The log was approved as presented. Management will remind snow contractor (TNT) to dig out the propane tank access to refill cap.

5. **Financial Report:** The January 2017 financial report was reviewed in detail. The Board approved the operating and capital income and expense report UNANIMOUSLY.
 - a) Upon review of the Accounts receivable the Board approved unanimously the termination of water service of units 33 & 87 if not paid up by the end of February. Both accounts owe, in excess of \$500 and formal notice was sent via US mail, with return receipt requested, on February 2, 2017. Notices were also hand delivered and mailed 1st class. Motion passed UNANIMOUSLY. Owners shall also be charged the established termination and reconnection fee of \$2,800.
 - b) The Board discussed the pending closing of the refinancing with **Mascoma Savings Bank, \$550,000 for a term of 7-years at 3.75% fixed rate.** On a Motion Made and Seconded the Board authorized Marjorie M. Decato – Secretary and Kimberly C. Lambert- President to sign the loan closing papers on behalf of Renihan Meadows Condominium Association as soon as the Bank has the paperwork ready. Further, the current outstanding loans with Lake Sunapee Bank shall be paid off with the refinancing. UNANIMOUSLY APPROVED.

6. **Maintenance:**
 - a. Steps and railings both front and back were discussed. Management will do an update of the work done on a spread sheet. To identify conditions found and work done. Steps need uniform railings. Unit #63 has a missing screw; #70 has a broken step; #79 has a loose Board; #100 has a loose Board.

- b.** Power washing of buildings quote from B & B Power Washing will be secured for spring of '17. There is \$1,000 budgeted for this cleaning in areas of siding that require it.
- c.** Issues regarding dumpsters and bears was discussed. The "bear lids" will be re-installed once Spring arrives, approximately April when bear start moving around again.
- d.** Snow plowing – the Board authorized the purchase of a "fog horn" for snow contractor (TNT) to use to notify residents when they are in the area and attempting to clear snow from parking spaces. Per rules, residents are to move cars when the contractor blow the horn.
- e.** Snow Rules and Snow Removal Contract Review. After discussion, the approved a workshop meeting to be held at 5 PM on March 5th at Salt Hill Pub. The purpose is to mark up, with revisions, the snow removal rules, coordinate those revisions with the existing snow removal contract. Final version will be considered at the March 22nd Board of Directors Meeting. Management shall e-mail copies of the existing rules and snow removal contract to each Board Member.

Adjournment- The meeting was adjourned at 5:30 PM

Next Board Meeting – 4th Wednesday of each month - 4 PM at 48 Stagecoach Road, White River Jct., VT 05001. Board Meeting Schedule: March 22; April 26; May 24.

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