

RENIHAN MEADOWS CONDOMINIUM

MINUTES

April 26, 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 4:05 PM on April 26, 2017. Present for the meeting were Kim Lambert (conference call), Paula Bettis, Carole Greene, Gregg Fellers, Marge Decato and Dawn Maddaline. A quorum was present. Also present was Property Manager- Ray Stanford.
- 2. Minutes:** The minutes of the Meeting of March 26, 2017 of the Owners were reviewed. On MOTION made and seconded the minutes were APPROVED as presented.
- 3. Owner Comments:** **a) Power Vent issues:** Unit #1 (C. Greene) reported a problem with her power vent. The metal flue vent pipe for the furnace in #1 had significant rust with some pin holes. There was discussion concerning who is responsible for power vents. Since power vents serve individual units this is determined to be a “unit owner responsibility.” On a Motion made and seconded the Board approved doing a random inspection of 3 power venters (2 ends and 1 middle) in each building through an access “peep hole” to see the condition of the vent pipe. Moseley will report findings at the next Board meeting. After that an advisory will be sent out once the Board sees the results. **b) Pothole patching:** Several Board members brought up the issue of pot holes. The Board approved TNT patching the pot holes as soon as the rainy weather subsides. It is anticipated that the major reclaiming and paving of the driveways will be done in the Fall. **c) Parking light:** The parking light over unit on build by 98 is out, Management will get that fixed.
- 4. Phone Log** - The phone log for April ‘17 was reviewed and discussed. The log was approved as presented.
- 5. Financial Report:** The March 2017 financial report was reviewed in detail. The Board approved the operating and capital income and expense report UNANIMOUSLY. Operating income year to date is slightly ahead (\$2,363) of budget - \$59,495. Operating Expense \$51,755 about \$6,500 less than plan. Capital income was \$270,153 including insurance claim funds and refinancing of loan. Account balances net at March 31 were Operating \$17,739.87 and Reserves \$48,742. Loan balance available \$343,665.
- 6. Maintenance Items:**

 - a. Bikes and scooter must be kept off tennis courts.
 - b. Repair swings and install new seats on swings purchased prior to last winter.
 - c. One swing is wrapped around the support pipe. Bring it down.
 - d. Put out speed bumps.
 - e. Continue to pursue Comcast with the upgrade of the cable TV service with fiber optic.
 - f. Retain #1 stairs.
 - g. Get information for car stickers – inside windows, outside windows or bumper stickers.
 - h. Order swinging pool wrist bands.
 - i. Open pool for Memorial Day Weekend.
 - j. Cats are a problem, need to identify the unit they are frequenting.
 - k. Bike rakes & picnic tables put out.
 - l. Not tree climbing. Identify unit kids are coming from.

m. Prepare flyer to go to each unit.

Adjournment- The meeting was adjourned at 5:21 PM

Next Board Meeting – 4th Wednesday of each month - 4 PM at 48 Stagecoach Road, White River Jct., VT 05001.
Board Meeting Schedule: May 24; June/July t/b/d (Ray on vacation June 2 weeks).