

RMCA Minutes Board Meeting

July 23, 2020

Meeting called to order 5:07pm by President, Scott Myers

Present: Dawn Maddaline, Marge Decato, Arnold Martens, Barbara Thornton and Zhixuan Coa

Guest: Paula Bettis

Minutes of June 18, 2020, approved as read. All in favor.

Owner/Resident comments/appeals and communications will be when normal meeting is resumed. Meeting open to them, but sensitive information will not be discussed at meeting.

Treasurer Report: Transfer of \$50,000 was made on loan.

Monies owed \$13,000 Units that owe amounts that need to be addressed: Units 13,7,33, and 53 all owe large amounts.

Culvert has been replaced. No bill as Dana Key needs to complete the rest of the job which includes the back fill of the ditch behind property where erosion is taking place.

Treasurers report was approved and all in favor.

Old Business: Dumpsters up and running. Discussion was for M-W-F pick up, both North end/South. Arnold will be Casella representative. He will contact Paula McGaullin

Fence at North end was approved, work to be done by resident Karl – replaced and painted.

Benches for playground and tennis court were discussed no solution yet.

New speed bump installed was decided no need for it.

Permeant structure on hold.

Capital improvements from Brian. Received his report. Asphalt payment ok for 5 years. Pool will have to have new cover budgeted in for year 2 (2022). Playground is replaced and waiting for Company to lay down rubber surface, fence is fine. Site drainage is being addressed and Dana Key is the contractor working on resolution. Site lighting is ok. Dumpster enclosure for North end within 2 years. South end complete. Property signage is ok. Fencing, playground, basketball and tennis court are considered in good condition. Pool area is in poor condition and needs to be budgeted for immediate repair. Postal station in great condition. Maintenance building good condition. Pool House in good condition. Water Mains seem to be acceptable. Electric Mains are provided by local electric and not an association expense. Sewer Mains are provided by City of Lebanon any issues would not result for Association responsibility Rail Trails steps should have

rails, but not on our property therefore, in an effort to reduce liability it is recommended that the RMCA put up a notice of any use of these wood timber set of steps to access the Rail Trail is at their own risk and RMCA is not responsible for incidents or accidents that may occur accessing the Rail Tail by using these steps. Wood Decks some need repair which is the associations responsibility. Exterior painting stain should be replaced every 5 years starting year 1 to any nonowner units. Roof repair is in the process of being repair this year on buildings he listed. Foundations are considered in good condition. Vinyl siding and brick exterior walls are in good condition. Exterior doors are owner's individual owner expense, all basement entry doors were recently replaced and are in good standing. Windows are considered owners responsibility. Fire saftey