

August 20, 2020

Meeting called to order 5:03pm by president, Scott Myers

Present: Dawn Maddaline, Marge Decato, Barbara Thornton, Zhixuan Coa. Phone conference in Arnold Martens.

Guest: Richard Balagur, owner; Dale Pare new property manager

Next meeting: September 17th. Location South end at common area. Rain move to Unit 109.

Minutes of July 20, 2020 approved as read. All in favor.

Presidents notes:

Owner/resident comments, communications an appeal will be heard but not discussed at this meeting. Special board meeting will be set up if needed. At this meeting no sensitive information will be discussed.

Introduction of Dale Pare as new property management.

Treasures report given by Arnold-Unit 22 is in arrears in the amount of \$5,275.00. Ending balance. Unit 53 slowly catching up. Net receivables are at \$9,238.00. Report was approved. All in favor

Old Business:

Property improvements: Vendor TNT has not fulfilled his contract of painting stairs. Building one is complete.

Rip Rap for erosion.

Tennis court repair

Rail trail

Garbage Casella waste

Benches for common areas

Playground

Water drainage at end of building 5 and 8. Behind pool house

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Quotes for re-painting numbers and lines.

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New Business:

Discussion on painting steps: Dale Pare will investigate progress, try to come up with a solution. Considered an essential issue as the weather changing.

Rip Rap for erosion is in the hands of Dana Key Construction. Scott said he will follow up with progress.

Tennis court repair. Barbara and Dale have a meeting on Monday with VT Tennis Court Surfacing, Jeff Zangla. We will discuss and budget this repair for 2021

Rail Trail was discussed, and the city is not responding to our requests. It was decided that we put this on hold as no one is moving on helping us resolve issues. A sign must be put up stating the RMCA is not at fault for anyone who is injured using this entrance to Trail.

Garbage has been tolerable and with the new set up of containers seems we have succeeded in controlling this issue.

Benches were discussed and it seems that we will put on hold as the weather is changing and we will budget these for 2021.

Playground is up and running mulch has been delivered. Waiting of bumpers and it will be complete.

Pressure washing of the buildings will be put in budget 2021

Dale is currently evaluating situation of the pool/pool house drainage and repairs needed. There was a discussion about pool passes and keeping control on all guests. Dawn is working on this. The replacement of the fence will be in 2021 Budget. There was a discussion of Cameras installed in pool area. Decided to put in budget 2021. It was also discussed how to keep up to date on Dog registration. No dogs are not allowed at RMCA, unless a registered medical assist dog. All dogs should be registered with RMCA at the same time the city requires dogs to get new licenses, which is April 19th, for RMCA to keep a handle on this issue. New owners and tenants moving in and out, so we also need to update car registrations.

The shed was discussed, and Dale said he would try to organize what should and should not be in shed. First, we need keys. It was also discussed to just cut the bolt and issue a new lock with keys. Not an essential issue currently.

Vt concrete is evaluating the Sun pump situation for unit 22, 64 and 96. Each cost \$418.20 each.

Regarding unit 22 being in arrears, it was decided to send a letter of notification to the renter and the owner that the water will be shut off at a certain date, until bill is paid. Scott and Arnold will handle this.

The water drainage was discussed, and Dale will be completing an evaluation of the situation and will write in his notes to the board and give a report. Considered essential issue.

Barbara presented the quotes for updating the numbers and lines being done. A quote and report were given to her from North American Infrared out of Claremont NH, and it explains that we have a lot of cracks and punctures in the asphalt, the paving was never sealed after initial paving. With the quotes giving for just numbers and lines being very high, and almost half the high costs given to us, we decided to budget for asphalt repairs, crack sealing, seal coating and striping for next year. No need to spend good money after back. This will be put in 2021 budget.

There was a car scratched at Unit 55, we discussed, and it is hard to say who or what or when this happened. Units homeowner's policy should cover repair.

Unit 49 needs new high-water alarm, \$146.00

Need to follow up with Fire Safety, they have not been here due to Corvid. Check on expired or out of date extinguishes.

General maintenance on the lattice and weather treatment around each building was discussed. Dale will be putting that on his list, as not an essential problem at this time.

Scott brought up the idea of having community more involved. Suggested Halloween/Christmas Door/Deck decorating Contest with Cash prizes for 1st and 2nd place. All were in favor.

Meeting adjourned at 7:40pm

Respectfully submitted by

Secretary RMCA

Barbara Thornton