

September 17, 2020

Meeting called to order at 5:15pm by President Scott Meyers

Attendance: Aronald Martens, Scott Meyers, Zhixuan Coa, Barbara Thornton

Phone conference Marge Decato and Dawn Maddaline

Guest: Dale Pare Property Manager

Next month's meeting will be October 15, 2020, location TBA

President announce that he was pleased with all board members working as a team. He also said that things are progressing alone.

There were no owner/resident comments/communications/appeals addressed.

Minutes for August meeting read and approved.

Treasurer report: Owners unpaid status was \$52,000 plus at beginning of the year currently DOWN \$14,413.00, with an estimate of another \$7,000 coming in. We are on track.

With new rubbish set up with Casella's there has been no change in rates.

Treasurer's report was approved as given.

### Old Business

#### Capital improvements

Roof replaced, / maintenance, common areas painting, and steps painted or repaired determined will be included in 2021 budget.

Rip/Rap is still in process of finishing. The payment for the sink hole was paid.

Playground is now completed. Extremely popular with all residents

Benches on hold for 2021.

Vt Concrete Cutting has been hired for concrete repair.

## New Business

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Updates from Property Manager were given, and all members are pleased to date with his accomplishments, seeing he was thrown into a mess of projects to be completed, as prior management company never met their goal of completion. It is a slow process, but he is plugging along to complete major projects first, one being the clean out of the pipes and leaves in drainage grate, which had never been done for years. Vinyl on exterior was replaced and rehung. The jetting of the drainage system will take place October 5, by Beard Sewer and Drain. Repairs to Steps that needed to be updated were done. Dry wall was replaced in basements.

Quote on tennis court was approved by all members. To be in budget for 2021

Quote on driveway restoration repair, crack sealing, seal coating and line striping was approved by all members. To be put in 2021 budget.

Quote on pool area repair and fencing updated was approved by members. To be put in budget for 2021

Lawn care/maintenance quotes were given and discussed. It will be voted on at next meeting

Arnold will follow up with Casella Rubbish

Great discussion was held on the direction for Renihan Meadows. Many good thoughts and ideas. Proposed projects and annual owners meeting were discussed and will be announced as soon as possible.

Budget planning has started, pool area, tennis court update, and driveway repair are to be in 2021 budget. Pool passes and car registration, along with dog registration were discussed.

Benches for next year in budget for 2021.

Shrubbery a possibility for 2021, further discussion will continue

Dog registration at Renihan will be the same as with the City of Lebanon Dog Registration in April. So, all residents know, all cars and dogs need to be updated in April 2021. Contact will be Dawn Maddelina in building 8, unit 109 or email [maddalined@gmail.com](mailto:maddalined@gmail.com) for any questions or to set up an appointment to meet

Respectfully submitted

Barbara Thornton, Secretary RMCA