

Renihan Meadow Condominium Association
Annual meeting Minutes – February 20, 2021

The annual meeting of RMCA was called to order by President Scott Meyers at 9:11 am, via Zoom and phone. Present were board members: Dawn Maddaline, Arnold Martens, Scott Meyers, Wil Piece, Barbara Thornton and Z (Zhixuan Cao).

Roll call was taken and a total of 71 units were represented either in person or by proxy. This exceeded the 1/3 quorum required by association bylaws.

RMCA statement: It is our intent to treat Owners and tenants in all actions in a fair and equal way. The statute of our property's values has gone up 22%, due to repairs and upgrades of our Community.

Minutes from last annual meeting were discussed and it was brought up that the minutes needed to be revised, error showing voting count was wrong, therefore Kathy Salls Aldriedge was elected to board, the count was wrong, therefore she was disqualified as a member due to number of votes.

BUGET REPORT 2020 ACTUAL

Arnold Martens, Treasurer covered several of the highlights:

1. Mascoma Loan – board is being aggressive in paying this down. To be paid off by 12/2021 vs 12/2022.
2. Sewer issues were an unexpected expense.
3. Operating Expenses were increase by \$10,000 in collection of fees.
4. Administrative looks good.
5. Utilities were not significant with a slight increase.
6. Trash – Improvements will cause a reduction due to new schedule of pick-ups and size of container.
7. Capital expense \$150,000, basement repairs not calculated.
8. Playground completed (not in Budget)
9. Unexpected repair of covert at entrance of Dumpster area repaired.

2021

\$216,000 in reserve account, as of February 2021, paying at least \$50,000, it would reduce interest by \$1,615 and loan paid off by December 2021. Savings \$4000, We will end up with \$260(+or -) at end of year in reserves.

Projects: Pool repair, tennis court remake, roofing repairs, front and back steps repaired and painted, drainage issues to be addressed. Pavement sealing (was not done when installed 5 years ago) all curb and lines to be repainted and fencing around pool repaired/replaced. Edging around building to be updated.

Discussion held, motion to accept Treasurers report, all present in favor of accepting report.

OLD BUSINESS:

Rail trail discussion was held. The stairs to trail should not have been installed by RMCA. This was a city project; we should not have made access, should have been taken care of by City. Now we are trying to remedy this issue, which is a time-consuming issue, and we are patiently trying to resolve with out money or suit issues.

NEW BUSINESS

Property Manager Dale Pare took over Mid-to late August. It was brought up; this was not mentioned in August Board meeting minutes. Three bids were taken. This will be correct and revised in the August 2020 minutes.

Plow and Ground Maintenance was changed to Teddy's Landscaping for the year 2020-2021. Three bids were taken.

Pool repairs were discussed and was brought to our attention that this is the beginning of opening pool, we have all intentions of having repairs done, but due to COVID and the contractors we cannot guarantee time frame. Think positive that will be a minor job.

Diversion eves over units. We hope to address this issue as soon as possible.

Water builds up around Units 95-96, we are in the process of evaluation, and hope to be able to slope water flow in a positive direction.

Rail trail – this has been an ongoing issue of concern to the board. We have been working on since 2020 and will continue to work with the city for a resolution to compliance with entrance.

By-laws regarding insurance verbiage was discussed, Scott will meet with Unit 97, Val who is an insurance pro and hopefully we can make some changes to By-laws wording. By-laws is on our to do list of concerns and we will be working on this throughout the year. There was 50% of owners who are in favor of changing wording in By-laws.

The fire alarm check was an issue brought up. We hope to resolve this, Scott will contact vendor and we think there will be a solution, due to COVID this has been held back with Vendor entering building.

A concern was brought up about the water back-up, drainage. We did have all storm drains maintained by removing Junk in drain, we hope this will eliminate this problem.

A motion to adjoin at 10:59 was made and all were in favor.

Respectfully submitted,

Barbara Thornton, Secretary RMCA