

Board of Directors Meeting RMCA

March 25, 2021

Next meeting April 15, 2021

Attendance: Dawn, Wil, Z, Arnold, Barbara, Peter via phone/joined. Scott absent

Meeting was called to order at 5:03, by Vice President Arnold.

Approval of February meeting by all. No changes

Treasurer's report: Will informed us of updated balances and reported we are in good shape. It was suggested to pay more on the Loan. Discussion was held. No decision was made. The water and sewer bill were discussed. Communications with City that there was no error in billing. We do have 2 owners who are in arrears for \$3500 due. Will informed us Ruth was making arrangements for a payment plan for these individuals.

Updates of property management: Front steps repair on 2 units. Roofs are in the process of being completed. Pool is being evaluated when weather is a little warmer for the ground areas to be evaluated. There was a report of smells coming from the area of building 2. Unable to detect if it is a skunk or some other issue. Occupants that have a concern should contact Lebanon Police department, as this is not a responsibility of the board. There was one fine given for dumping a TV into the dumpster. Trash being left outside of dumpsters is still an issue. Even if you think someone wants your products...DO NOT LEAVE items outside. They need to go to the dump.

A warning given to one Unit for an unregistered vehicle. Issue resolved.

Old Business:

Update on projects was given by Barbara. Seal coating can not start until June. They will be repairing asphalt and cracks towards the middle of April and May weather permitting.

Tennis court will start working on new basketball hoop toward end of April, coating and striping in May.

All repairs will be put out to bid by at least 3 company's when available.

Plumbing has been resolved at building 8. We are looking into any other buildings that have issues.

VEHICLE AND UPDATES are a must. If you have not registered, yet, we will be going over our lists and FINES will be given. We are asking owners to check with their occupants to make sure this is done to alleviate giving FINES. This for everyone's safety.

New Business:

A discussion was held on updating our By-law's as to quality-of-life issues and an adjustment to the dollar amount of fines to be giving. This will be voted on at our next Annual Meeting.

An issue arose from occupants of dog droppings not being pick up at the time of deposit. This is a sanitary problem and NEEDS to be done. A fine will be given if caught not removing, it could also result in the removal of your animals. Case by case.

Spring clean-up will be starting at the end of April. By Teddy's Lawn service.

It was also brought up for Board members to think about putting in a pavilion in the green space on the South side. At this time with all the work being done and not knowing the extent of the repairs for the pool we are just thinking about it for now. We will be getting bids so we can get an estimate of the cost of this project for next year's budget.

There was one request from a unit to install a deck. All paperwork was submitted and there was a unanimous yes vote by all the board.

Power washing buildings was discussed, and bids will be taken for this project.

After discussion on the unknown cost of the pool repair, it was decided not to pay on the Loan this month.

Unanimous vote to adjourn at 6:03.

Respectfully submitted,

Barbara Thornton, Secretary