

RMCA Board Minutes

April 22, 2021

Attendance: Barbara, Dawn, Wil, Z, Scott

Absent: Arnold, Peter and Dale

Meeting for May, May 20, 2021

Meeting called to order by President Scott at 5:02

Minutes for March meeting were approved by all.

Treasurer Report by Wil: Budget is pretty much on task. Trash is over by \$1000, we believe that this is because we have had a lot of NONE trash items that have to be removed, due to people dumping whatever they want at the receptacles. Utilities a little higher than last year currently. Winter months tend to run higher than Summer months. There was an increase in Water and Sewer due to City of Lebanon increase in costs.

Trying to keep a tab on owners back owed. We are asking all owners to do the best they can on paying what is due. There are 2 Units that we need to work on getting them up to snuff.

Wil will be following up with Ruth at Moseley on our Financials.

Old Business:

There was one new fine issued this month.

Capital Improvements is on schedule to be reviewed in June.

New Business:

Trash at the North end of Renihan is starting to become an issue with the dumping of NONE trash items. People are leaving large items, etc. in this area, as there are no cameras to monitor usage. With this happening through out Renihan a discussion was to install a Camera system throughout the complex.

This will alleviate all issues of a monitor at the pool along with the trash issue. It will be expensive, but we feel it has come to a point that it a necessity for all concerned. People forget that honesty is the best policy, it is hard to control issues that have been happening in our community. There has been brake -ins of cars.

Z will oversee getting quotes for a camera system.

There is an issue with water coming in from walls on building 6. Not sure if from windows or ground, this is being investigated by Dale.

Discussion on the Pool was held. We still do not have a pool attendant yet. Scott will contact Dulac's Pool Service to see if this is something they want to take over, as they are our Vendor with the pool. We are trying to come up with solutions for the drainage. We discussed raising the flower beds and putting

in a retaining wall in that area, to elevate the issue of dirt going into pool. The concrete work will be starting soon for repairing the entrance and diverting the drainage.

The fence around pool was discussed. The quote for repair is high and we are trying to get this repair done at a lower price. The budget for pool repair is under what we budgeted for so we can use some of this money to moved forward with the drainage issue and other projects that have arisen.

We are asking that ALL RESIDANTS GIVE their email information to Barbara so that she can have a way to communicate with all when we start our projects this summer. It is basically impossible and obsolete that going around with notices is costly and we feel if people are available for a community email to be installed at this time would be a wonderful way to get the word out of comings and goings with the projects we have coming up, given the use of computers and cell communications it will be more efficient. Her email is: Thorntonbarbara53@yahoo.com.

We also, are asking ANY UNIT OWNERS, when selling or renting your units that this information is mandatory for communications it is great if you sell or rent, just keep the Association up to date, that is all we ask.

The old basketball hoop has been removed in the tennis area and the new one will be installed in May, all updates to tennis area will be starting in May.

The project for asphalt and lines will be happening soon. A discussion was to make sure EACH unit has a spot in FRONT of their door and one behind. Right now, the parking for units is not up to pare for the residents to get items into their units, as the neighbor has the spot in front of their units. People who park in front of neighbor's units have NOT been neighborly when asked to move. We feel this situation is not a "good neighbor" issue and this is one way to alleviate any confusion and hopefully stop this issue from happening in the future. Some transformation will be taken place to accommodate each unit.

Discussion was held on updating our Web page. Barbara will contact our Web Master when this information is available and hopefully this will resolve who gets what. Just a general notice Moseley Associates, are JUST our financial adviser and if you have questions or concerns, please use the GENERAL mailbox on the web site to submit items. It is monitored daily, and a response to your issue will be followed up within 24 hours.

The acceptance of a building of deck for Unit 91, has been approved by all. We just ask the owner to keep use updated so we can monitor this installation for CODE regulations.

All business was completed at 7:02 and approved to close meeting.

Respectfully submitted,

Barbara Thornton, Secretary