

Renihan Meadow Condominium Board

Monthly Meeting Minutes

October 28, 2021

The monthly meeting of Renihan Meadows Condominium Association Board was called to order by President Scott Meyers at 5:19 pm on October 28, 2021 via meeting on Google Meet. Present were board members Scott Myers, President, Arnold Martens VP, Peter Bayliss, Dawn Maddeline and Zhizgan Coa, Chief Technologist. Also, in attendance was Dale Pare, Property Manager. Arnold indicated that having at least 4 Board members constituted a quorum. Barbara Thornton, Secretary and Will Pierce, Treasurer joined a little later.

A motion was made by Arnold and seconded by Scott to approve minutes of the September 2021 monthly board meeting. Motion was approved unanimously.

Update from Dale Pare

Progress was reported on several projects, some work that needs to be done. Six buildings still need worked on to remove the lattice around the foundations and to have foundations painted. There are downspouts missing or non-existing. Back steps still need repair and painted. Basement drywall repair in building 3 and 4, majority of repairs in building 3. Unit 63 basement window casing was fixed to stop the leaking. Dale is recommending that some inside work in basement hallways be put out to bid. All agreed good idea. Removal of mattresses, TVs, etc. continue to be an everyday thing.

Fines and warnings were issued. Unit 65 got a speeding fine after several warnings. Unit 65 also complained about the divots parking spot. Unit 13 was warned regarding motor home with flat tires was illegally parked at RM. Motor home was removed shortly thereafter.

There were two civil issues he was dragged into. One, an altercation between Unit 37 and Unit 41 and someone was called a Negro, nothing that the association can do as this is a civil matter and he will let them know it needs to go to the authorities, not the Association.

Treasurer Report

Wil updated the finances, some accounts were over budget and some under, giving those expenses were over due to operation. Revenue was ahead of schedule. Water and Sewer still high. Trash is higher due to the fact the Camera System was added to that account.

Several owners are in arrears. This was discussed on how to resolve, it was decided the Association will put in place, a fee of \$20 as late charges, not to be removed. Arnold is drafting a new outstanding balance debt letter to deal with either or anyone who is not on a payment plan, an infraction amount for not paying dues.

New Business

Bike racks and picnic tables removed October 29 and put in storage. A notice will go out to all Units as to this deadline to remove bikes.

Next year vinyl repair and general repairs as stated will be put in the budget for 2022. Also, it was discussed and decided all sun pumps will be checked on a yearly basis.

Camera installation was discussed and is still to be done once all pricing and technical issues resolved.