

## **Renihan Meadow Condominium Association Board**

### **Monthly Meeting Minutes**

**November 18, 2021**

The monthly meeting of the Renihan Meadows Condominium Association Board was called to order by President Scott Meyers at 5:04 pm on November 18, 2021 via meeting on Google Meet. Present were board members Scott Meyers President, Arnold Martens VP, Will Peirce Treasurer, Dawn Maddeline and Zhizgan Cao Chief Technologist. Also in attendance was Dale Pare Property Manager. Barbara Thornton, who was on holidays, joined a little later

The minutes for the October 28th meeting were missing some details and therefore were not approved. Barbara will update and minutes will be reviewed at the next meeting.

#### **Scott Meyers - President's Comments**

Scott commented how well everyone worked together this year and let everyone know how much he appreciated their hard work. As a team we accomplished a lot from retiring the loan early to improving the look and feel of Renihan Meadows. Parking areas were redone and relined, playground replace, pool area repaired, tennis courts converted to a new play zone for young and old; etc

Scott reiterated that this meeting was to be mainly about the 2022 budget with the goal of not increasing dues.

#### **William Peirce - Treasurer's Report**

As of October YTD Revenues and Expenses are spot on. Capital Improvements of \$90,000 includes the parking lot work. A good deal of money was saved on the pool and fencing work thanks to Scott thinking outside the box on how to best address the pool issues and Dale's work on fixing and not replacing the fence.

HOA fees owed by Sparlding now have grown to \$3,600 and that of Vorcheque is up to \$1,900. Scott to send out the letter drafted by Will to both saying we will take all necessary legal action including collection of funds from the tenant to charge 1.5% interest per month on the outstanding amount plus a six cents per dollar outstanding late payment charge.

#### **New Business**

Scott indicated that new flooding has occurred in the basement of Building 8. It seems that it is only impacting one apartment. Dale is pulling up the vinyl planking and VT Concrete is scheduled to take a look at the floor for cracks. Because of this the board

has asked Dale to get bids on a yearly contract for basement inspections and repairs. Estimate is \$6,000 per year which is much lower than the \$20k plus spent the last time for the flooding.

The 2022 Budget was discussed in detail by all participants. The expenses are being forecasted to go up 3% for some items and down for others. Moseley and Teddy's will stay the same with a slight increase for property management of \$200 in April of 2022. Capital expenditures were discussed. Some items from 2021 were moved to 2022 (Storm Drains and Landscaping Trees) and others were added ( Basement Repairs, Backer Boards, Fire Systems, and Security Cameras at \$15,000 each). The pavilion was not added per the request of Scott Meyers. Ruth will be informed about all the updates so the 2022 Budget will be ready for the annual meeting.

Barbara will redo the snow rules and include a statement about cars not moved will be towed at owner's expense.

Arnold will work on Teddy's contract to include verbiage to cut bushes and shrubs around decks and steps to uniform height. Also included will be verbiage about moving picnic tables and bike racks a couple days before or after October 30th.

Meeting was adjourned at 6:48pm