

Renihan Meadow Condominium Association Board

Monthly Meeting Minutes

December 16, 2021

The monthly meeting of the Renihan Meadows Condominium Association Board was called to order by President Scott Meyers at 5:05 pm on December 16, 2021 via meeting on Google Meet. Present were board members Scott Meyers President, Arnold Martens VP, Will Peirce Treasurer, Dawn Maddeline, Peter Bayless and Zhizgan Cao Chief Technologist. Also in attendance was Dale Pare Property Manager. Barbara Thornton is on holidays and couldn't attend.

The minutes for the October 28th and November 18 meetings were approved with no changes

Scott Meyers - President's Comments

Scott wished everyone a happy holiday and a prosperous New Year. He also thanked everyone for their hard work this year in making Renihan a great place to live.

Scott mentioned he talked to all three board members (Arnold, Dawn and Z) staying on the board as their terms expire in January. All three indicated privately and during the meeting that they would like to run for another term of 3 years.

Dale Pare - Property Manager's Report

Last month the board asked Dale to do some research on the cost to do foundation work and acquire a couple picnic tables. Dale got one bid so far and it is estimated to cost \$3,000 to \$8,000 per building. Picnic tables will cost \$150 to \$300. Dale will continue to get more information. Dale reported that Teddys will continue at the current rate. Arnold reported that the contract was updated with the extra items requested by the board.

1. The gutter and downspout by Unit 51 have been repaired.
2. Unit 65 continues to speed within Renihan. The board asked Dale to issue a new fine.
3. Trash situation continues to be left by the dumpsters. Dale and company continue to haul it away. Camaras will certainly help.
4. Dale will let Teddy know that two picnic tables by Building 7 need to be moved to storage.

William Peirce - Treasurer's Report

Full year Revenues and Expenses are expected to be spot on. As of November cash stands at \$150,000 and Reserves are at \$160,000. The debt will be paid off in December allowing an extra \$40,000 to flow to the reserves next year.

HOA fees owed are below \$5,000. Vorcheque continues to be a problem. Will redo the notification letter and get to Scott. Scott will sign and get to Dale for posting. Scott will also send by certified mail.

Old Business

Scott indicated that there are questions regarding the Fire System upgrades. One is around what may or may not be grandfathered and who is responsible (Unit Owner or Association)? The other question is do the detectors in the bedrooms need to be hard wired / wireless or can they be stand alone. Arnold will investigate the rules for Lebanon Condos and get back to the board before the Annual Meeting. He will also confirm if we are grandfathered until there are renovations.

New Business

Dawn noted that the calvert that was repaired is cracking. Dale to take a look to see if anything needs to be done.

Scott asked that Moseley send out the annual package by the end of the week. Arnold will let Ruth know right after the meeting. Arnold will also let Ruth know to add Fire System Upgrade to new business for discussion.

Meeting was adjourned at 6:08pm