

Renihan Meadow Condominium Association Board

Monthly Meeting Minutes

October 27, 2022

The monthly meeting of the Renihan Meadow Condominium Association Board was called to order by President Scott Meyers at 5:02 pm on October 27, 2022 via meeting on Google Meet. Present were board members Scott Meyers President, Arnold Martens VP, Will Peirce Treasurer, and Zhizgan Cao Chief Technologist. Peter Bayless sold his condo and resigned effective immediately. Dan Griswold was not able to make the meeting. Also in attendance was Dale Pare Property Manager.

The minutes for the September 22, 2022 meetings were approved with no changes.

Scott Meyers - President's Comments

Scott thanked everyone for their continued hard work and support. Scott also mentioned the fact that this year we have had a very difficult time getting vendors to do needed work. This was confirmed by Dale and is reflected in the Capital Budget expenditures, which shows we are significantly under the capital budget because of it. More on this later.

Scott mentioned that we needed to find a replacement for Barbara Thornton. This should be someone who lives at Renihan.

Dale Pare - Property Manager's Report

Dale and team continue to be busy with projects around the property. They include:

1. Completing the backer board project for all buildings except Building 7, which was partially completed. This was to accommodate all the flower plantings next to the foundation. This will be completed next year.
2. Residents were complaining about former tenant at Renihan camping on the property by Building 8 and the Rail Trail. Police put a restraining order in place, which was not initiated by the x-girlfriend.
3. Dale discussed contract renewal with Teddy's
4. Warnings were given to Unit 4 (baby stuff), Unit 70 (screen door) and Unit 118 (TV and stand) for illegal placement by or in the dumpsters. Dale will put up additional signs indicating people could be prosecuted.
5. Doors were posted that bike racks and picnic tables will be removed at the end of October.
6. Doors will be posted with snow / winter rules. A warning to be added saying stake removal may lead to fines and towing at owners' expense.
7. Drains for Unit 41 were repaired / replaced.

William Peirce - Treasurer's Report

Full year Revenues and Expenses are trending in a positive direction. As of September expense are about \$7,000 under budget. Cash stands at \$277,000 and Reserves are at \$190,000. Currently the Capital Expenses are \$87,000 under. Some of this is due to projects being done for less (pool repairs) and most of the rest because the difficulty in finding vendors and getting more than one quote. Scott and Dale to review which items to roll into 2023.

There were two T-bills purchases of \$20,000 made in September and October. Ruth sent notification to all board members. The amount of overdue association dues has been reduced to just over \$3,000 thanks to the work of Scott and Ruth. This is the lowest it has been in 7 years. One of the reasons being the monthly penalties that can add up quickly.

Old Business

There were questions regarding the Fire Alarm 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. Today Scott reported that this is the responsibility of the Unit Owners and they can be stand alone. However, it is highly recommended by the fire department that they be connected wirelessly, if it is difficult to hardwire. All units are grandfathered unless there are renovations done to the bedroom.

Building 1 and 7 (the worse of the two) need a section (one of the three front sections) of shingles replaced. Bids have been received for Building 7 only. Dale to find out if they can do both this year. The board gave unanimous approval to proceed even if only one could be done.

New Business

The 2023 Budget is starting to take shape.

1. Lebanon is increasing the Water and Sewer by 7.2% so we will increase it by 10% and Trash will be increased to \$45,000 to cover surprises.
2. Items to add to the budget are pest control (ticks); removal of bushes by basement doors; and fix basement door locks so there is a strike plate and doors can't be opened with a credit card.
3. The board unanimously approved the following contracts:
 - a. Moseley goes from \$2,000 to \$2,100 a month starting the first of the year.
 - b. Teddy's goes from \$2,300 to \$2,450 a month with a break on cost for salt and sand starting November 1, 2022
 - c. Two-year contract for American Home and Property Maintenance, LLC goes from \$1,800 to \$2,000 a month starting April 1, 2023 and then from \$2,000 to \$2,200 a month starting April 1, 2023

Meeting was adjourned at 5:57pm