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Board meeting minutes

January 26, 2023, 5:05pm

Attendance: Paula, Dawn, Darek, Wil, Arnold, Scott, Dale, and Barbara

Scott opened the meeting by introducing all the members. Welcomed to board. Comments that we are united as a board and agree to disagree. One voice on the board. To attend all meetings, notify Scott if unable to attend meetings. Above reproach, current in all dues and fines. If we ask the community to pay fines and dues, we must give an example. No bias or prejudice. Work together as a board, all active with all duties asked of us for the community.

Paula asked if all board members be on premises at least 4 times a year. Discussion was held. Every board member should be eyes and active in the appearances of the community. All board members have talents for this board, everyone has responsibility for this property. Scott closed the discussion of this topic and all board members are on the same page.

Dale was acknowledged for his company removing and clearing trees after the snowstorm.

Dale Report:

Warnings were given out for infractions. Unit 4 has been extracted from the premises.

Building 7 foundations fixed a leak.

Plumbers cutting holes, building 1, unknow which units, between unit 1&3. He will investigate. Will let us know at the next meeting.

Unit 59 window had water damage and was waiting for the window to come in so could be installed, \$170 - \$250 cost some are special order, due to size.

Sun pump repair. Quotes for gutters and roof repair will be ongoing. This year we have money budgeted for gutters and repairs. Scott wants a preventive maintenance schedule to be established. Paula suggested putting numbers on sun pumps.

Financials:

FY2022 Key Goals: Keep HOA fees \$315 without impacting operations.

Replenish the reserve fund to 70% of annual budget. (as of 12-31-21, less than 54%)

Establish a capital fund for future major improvements.

Net Cash: \$173.652

Surplus: Budget: \$47,095 Actual: \$115,194 Difference: &68,099 % 144.6

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Key Goals: Keep HOA fees at \$315. Continue to focus on capital improvements. Achieve higher interest through Treasury note investments.

Net Cash Position: \$292,633

<u>FY2023 Budget</u>	<u>Budget</u>	
Revenue	\$488,962	HOA fees hold at \$315; \$4,702 on interest
Operating Expense	\$341,740	\$37.9K increase
Capital Expense	\$139,500	
SURPLUS	\$7,666	

Manual renewal T-Bills. Discussion of T-Bills. \$20,000 a month for 6 months, Arnold suggested changing the amount deposited to \$35,000. Wil said could increase if we want. 4.8% on these bills. Wil will investigate the issue of increasing the amounts deposited. He will do and send out information about increasing. There will be an email vote to increase to \$35,000.

Old Business:

Roof discussion was had. The worst has been started roof right now are being brought up to code. Building 1 back side and building 4 are getting Paula will pull up when and who did repairs. She will pull any information she has.

Building 7 getting side boards off before Spring time. Building 7 parts of 8, and 3. Stay on top of gutters systems.

New Business:

Airbnb anyone renting their unit for less than 30 days is not allowed. Unit 31.

There will be a fine issued. In our By-Laws it states that there are no short-term rentals.

Pool:

Need to find someone to do the opening and closing clean, and take pool readings, person needs to have insurance. Pool payments may have to be adjusted.

Registrations:

Need tasks assigned. Dawn and Barbara pull together the dog, and car and occupants. Barbara declined to work on this project due to the fact that she and Dawn are already working on the updating of the Web Site. Dawn brought up the message box for people to drop off all forms. Forms should be handed out in person to units. Management companies, owners.

Paula will update all forms for registration and get them to Barbara for Dan to put on the Web site. Scott will have forms for his units to make it easier.

Scott asked Paula to work with him on the project of the pavilion. \$25,000 set aside to install this structure. Discussion was held. Paula suggested that they check as an example at skate part.

Paula as beautification of the community team consist of owners and renters. At the pool area, at the hill area to beautify the grounds. Flowers and anything needed, bring back to board.

Paula suggested to acknowledge people in the community who help with the community care. It was discussed and decided to acknowledge via Web site, Web Site email is correct: Renihanmeadows.org.

There was corrupted email information, Arnold suggested to Scott contact Dan directly.

Drop Box:

Dale will design and erect the box at a central location.

Camera on Premises:

Discussion was held, when people drive in, know this community is under surveillance. The law states that we need to advertise to the public entering Renihan Meadows.

It was decided to install on the sign where NO DOGS ALLOWED.

The video cameras are being monitored by Dale and Wil. Anytime movement near cameras, Dale is notified on his phone. Dale can then notify the police. Since the cameras at least 5 community people have been fined or apprehended. There are cameras headed at Pool, the Tennis Courts play area, entrance to Renihan and at both Dumpsters.

Rules and Violations:

Wil is drafting this information now and will let us all know hopefully have it ready for the February Meeting.

In short, Paula and Scott are working on registrations, giving forms to Barbara to put online.

Barbara and Dawn are working on Web site.

Dog/owner tenant registration updated with forms.

Pavilion Eric and Scott will follow with the construction of this is Budgeted is for April \$25,000. Discussion was had on community unity having this completed.

Recognitions with be Barbara and Dawn.

Schedule for monthly meeting: Kilton Library: March 16th, April 20th, May 18th and June 15th if necessary. February 16th will be zoom.

The meeting was adjourned at 6:39.

Respectfully submitted.

Barbara Thornton, Secretary