

February 16, 2023

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Board of Directors Meeting

Called to order by Scott Meyers at 5:03

All members present: Darek, Scott, Dawn, Paula, Arnold, Barbara, and Wil

Approval of January 26 meeting changes made.

Dales Report:

Building 6 & 8 water spigot broke and were repaired. There was a discussion regarding closing all spigots as they burst. We will be going over the Rules at the next meeting to address spigots. A motion was made to close off all spigots and also water shut off by Dale. Voted and a unanimous vote. Building 5 is the only one to be left open for pool purposes.

The Back Flo Inspection is scheduled for 2/28/2023 at 9:00am. This is the main water supply. Building 1 had a brake and city of Lebanon and

Roof repairs to front side of building #4, #1 Backside need replacement of shingles. OSB boards were replaced due to rot.

A walk around Trees were discussed and Dale is to get three quotes. Has 2 quotes from Arborous, 6' feet back. Warnings on excess stuff left around and AC units left in windows, need to be removed.

Unit 10, 14 and 37 have sun awnings. Discussion these were Grandfathered into RMCA, no awnings are allowed.

Warnings given out for illegal dumping that was caught on cameras.

The Communication box and drop box will be set up this week.

New Business:

Discussion on the gas pipes coming out of Units, there should be a permit and the town inspector come and approve furnace and pipe. Most furnace people know that permits are required prior to replacing. This will be added to the rules. Before any owners make changes to their Units State and City Building codes are what all owners should go by.

Paula brought up a cover that had been damaged near building 6, Dale will check this out and report next meeting.

The Rules will be getting updated. Forms are being updated. Once completed packets will go out to residents (hand delivered) once returned, there will be the box for people to return, we will then set up a time for residents to receive pool passes and parking stickers.

By-Laws questions were brought up as to any updated changes. Any changes must be put to the City of Lebanon, and County Deeds.

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At the play area the round disc is off. People are using the trash in buckets outside of the play area with personal trash. Also, there is a tree branch on the play area fence, Roofs are in immediate need of repair building #1 2 sections need complete roof repair. Building #4 two backs done. Dale received two bids, one \$835/roofing square foot and the company here working on building #4 gave \$500 /roofing square foot. After the discussion on the issues with roofs was done. A motion was made to repair Building #1 as soon as possible. It was a unanimous vote to repair. It was brought up having a diagram of the roofs and having them marked as done.

The Web page is in the process of updating all forms. Went through all forms once completed will be placed in Communication Box, for Barbara and Dawn will update. They are: Resident Registration Form, Shed request form, Third Vehicle request form, ACH Debits, Pet Indemnification Form, any under contracts. The pool has a new pool maintenance Company, Nick's Cleaning Service will be providing this service at the same price as we paid last year. Later in the season there will be updates to pool rules and registration. The dog registration will be updated soon.

PLEASE NOTE ANY FORMS BEING RETURNED TO RMCA BE PUT IN THE COMMUNICATION BOX

It was brought up that the sign at entering the Meadows will be placed on further discussion.

Draft of rule protocol will be able to keep track of all warnings and fines.

Treasurer Report:

Units that are late on due payments. Units 33, 34, 53, 56 and 112. Ruth will be notified. \$40,000 roof expense, only budgeted \$5,000. We are in a strong cash flow and should not affect our accounts. Leaving them in extremely good standing. Vote was taken to fix building 1, a unanimous vote in favor to proceed. Financially we are in excellent Cash flow situation to do repairs. It was discussed at our January 23rd that on the February T-Bill when renewed it be increased to \$35,000. the board approved by email vote of 5-0, to increase the monthly T-Bill investment from \$20,000 to \$35,000 this will be scheduled February for the increase in an email vote It was a unanimous vote all in favor of the increased amount.

Old Business:

Dog bandanas will be in effect once we receive new ones. More discussion on dogs will be continued

Parking passes are still being considered and will be happening soon.

Pool passes are being discussed and be coming into play before Summer. The Rules will be getting updated. Forms are being updated. Once completed packets will go out to residents (hand delivered) once returned, to the box for, we will then set up a time for residents to receive pool passes and parking stickers.

The pavilion is still under discussion and working on the process to continuing.

The meeting was adjourned at 6:48.

Respectfully submitted.

Barbarra Thornton