

March 21, 2023

Meeting was called to order at 5:05 approximately, [redacted] of people

This meeting is taking place for the March 16th meeting, which was canceled.

Attendance: Scott, Arnold, Dawn, Wil, Darek and Barbara. Paula was absent but sent in information to be presented.

President Scott called to order. First off, there was a confusion as to when and where meetings are for future so we went over dates, as follows: It is the third Thursday of each month unless notified. April 20, May 18, and June 15 all to be held at the West Lebanon Library starting at 5:00. We will talk to Paula next meeting about meeting on Thursday's as everyone thought she couldn't meet on Thursdays.

Scott said our mission statement that this is a business and should be treated as such and all members should be always professional.

Dale's Report

Back of building 1 roofing backside was completed by J&C Roofing, second to last roof near Unit 15. Dale will send a diagram of which parts of roofs have been done, let us know who did the work and when.

The inspection back flow system took place for building 1 with Town and vendor. It passed inspection.

Dale has quotes for tree removal. One from Hosh's Tree Service out of Woodstock, one from Chris Morine who is local and one from Larock Tree Cut Service out of Canaan, NH. He will send to all of us so we can review and vote on.

Trash coming from outside is still occurring, he has caught a couple on the camera but unfortunately we can't see the license plates. He suggested we should have a camera that covers the entrance. He stated that Capital Alarm has a special camera to catch license plates.

Unit 121 deck rail on stairs was replaced.

He had issues with Unit 24 about a motorcycle not being moved, unit renter was warned and finally at every storm it was still in the way, and got towed.

It was asked if he had evidence of his actions. He said he sent to Mosley for their files. It was decided that we will keep our own file and only changes per unit to Moseley, and he will take pictures and send to all members, Barbara will keep a file.

People were asking when the former tennis court, now play court could be opened for basketball with the good weather stopping in...There is snow still on the surface of the area, it is recommended that no shovels or plows be on surface...he told the tenant that when snow is gone it will be opened. Barbara also had been asked and she told them when snow was gone.

Approval of January and February minutes will take place at April meeting. Barbara will send out and all will make any suggested changes.

Treasures report

Wil remark that the Renihan Condominium Association is in great financial standings. \$31,500 for roofs was under budget, causing over budgets, but as reserve funds at over \$34,000 over the 70% threshold so have money for these costs. T-bills are over 5%. J&C roofing done on building 1 roofs. Going forward \$6,000 to \$6,500 in interest. We are over \$300,00. Discussed delinquent Dues, and Scott talked to Ruth and he will be writing warnings and registered letters by the end of month, water will be shut off. Unit 58 has a new tenant. The letter will also have a letter from State of NH explaining what we can do legally.

Vote to approve was seconded a vote to approve was unanimously accepted.

Old Business

Stress is roof repairs. The rain diverters are doing their job. Water in the basement look at French Drains. \$20,000 budgeted for water repairs. Hot spots investigation will be conducted. 6,7, and 2 are the most drainage damage. Must look at, gravity for French Drains, and there isn't much. A discussion about Dana Key exploring this as he repaired other water troubles. It was decided to contact Andrew to come take a look. Voted on and unanimously accepted. First, walk basements and calls for leaks for assessment, then call Dana Key. Wil suggested sooner than later. Discussion was held. Revised to have Dana Key come in today, not waiting and walk the entire property, and see their view. New vote was taken all unanimous. Discussion on the entrance to South side and by the mail house will be included with Dana Keys assessments.

Pet registration once forms get updated.

New Business

Paula sent a list of lights out that need to be replaced. We discussed going forward with LED's vs Halogen, depended on light sockets. I was put forward and unanimously voted to go to ELD whenever possible. End of 2,3,4 rear of 4 and 3. At end of 5 near pool.

Parking Stickers discussed. Discussed are the spaces lacking causing an issue. Several cars are not moving during storms. Process of getting registration for cars, together, why use parking stickers. Put warning on cars and tickets. Scott motioned we do away with stickers, voted on and unanimously agree.

Scott couldn't see the form she wrote for the community participation committee. Scott and her to discussed and ok'd. Pool passes discussed. Scott said 8 to 10 people at pool at a time. Guests are brought in, and this is do we really need passes. Visitors discussed, are there ever over use of pool. Abusing the use of the pool and no one to monitor, who would monitor if there were wrist bands. Arnold suggested adding to pool rules RMCA has the right to removed visitors. Scott made a motion, and it was voted no wrists bands the pools. Getting out of the policing of people. We also have a camera at pool area.

All fines are \$25, and then if not corrected each day, thereafter. RMCA reserves the right to revoke pool privileges or give a fine to anyone who doesn't follow the rules listed.

Dog regulations with RMCA is that owners pick up droppings. Arnold proposed we purchase 2 poop posts, and bandannas be installed at RMCA. Fines will be given out automatically for any infractions. will investigate charges if we can charge a fee. Wil check in the animal facility about charge for a dog.

Suggestion box was discussed. Looking for a classy box put up. Paula price \$239 box; post \$182, after discussion, It stood purchase the box \$239, attach to mail house. a vote was taken, vote was approved and 2 abstained. Dale will evaluate if it can be put on building. New proposal Fined a nice-looking box for less money. Limit is \$200 for a box. All in favor.

Playground tabled til April meeting.

Scott will get with Paula to approve the Community action plan. A vote from all members will approve Scott to make a discussion and approve for all.

Holes in building. Any structural changes to the out side of the building, you must get approval prior to work done. Any holes made must be repaired as per our approval and if not, we will fix, and owner will be liable for all costs. Arnold's email drafted and posted on doors and become effective at that time. was discussed and voted to change the rules as stated. It will also be posted on doors.

Barbara will send all minutes to all members and they will approve prior to next meeting.

Dawn suggested having a time limit on each subject that will cut time down. Minutes, Treasurers report Dale's report and agenda will be sent to all members ahead, 1 week before meeting. All members voted and it will be timed at the next meeting, with a unanimous vote.

Meeting was adjourned at 6:38pm

Respectfully submitted.

Barbara Thornton