

RMCA Board Meeting

April 27, 2023

Meeting was a Zoom meeting brought to order by President Scott Meyers at 5:05pm

NEXT MEETING: Scheduled at the West Lebanon Library May 18, 2023, 5:00pm

Attendance: Will, Scott, Dawn, Dale all present. Darek, Arnold and Paula were absent.

Scott opened the meeting asking for approval of the updated minutes for January, February, and March 2023. All approved.

Treasurers Report

Revenue - \$1487 over budget with a 1.2% variance.

Capital Expenses - \$26,000 over budget

As of 3-31-2023 \$278.4K in reserves and have a net cash position of \$296.6K.

40.7k in unbudgeted roof repairs

Operating Expense - \$5,262 under budget 6.3% variance

HOA Delinquencies at \$7,730, mainly units 58, 59, and 63.

53 has been on a payment plan for some time, Unit 34 is of concern to Scott. Scott will contact Mosley as to next steps to recoup these monies. Depending on the Mosley recoup suggestion, we may have to up the tone to collect **of** these payments.

Vote to approve treasurers report,
Approve by all.

Dales Report

Contacted Dana Key Construction regarding water drainage. Also talked with Dover Construction, both basically said that the property near building 7 & 8 are sloped High to **Low toward** the middle of the green area needs to be built up and add drains. Tie gutters into the drain area. Dales will report more when he has more information.

Repairs to basements in building 1 & 2. Removed items in common areas.

Talked with the **town** about pool capacity and there **is** no limit **statis** capacity **of** people in the pool area. That is up to the Association to determine.

They have checked out the light situations that were brought by Paula at an earlier meeting and are procuring a quote from elections to replace, as it is all one system, not just the light itself.

Play court is now open.

Picnic tables and bike racks are out. Some tables are not usable or need repair and sanding/refinishing.

Cleaned out of the back of shed in progress, floor to shed repaired and side of shed repaired. Placed solar lights installed at end of Building 6 & 7.

New Business

Picnic tables: Dale will get quotes on composite one-piece tables. We need at least 3. Cost of these tables will be incorporated with the costs of the Pavilion Projects.

Bike racks were discussed need 3 more, Dawn suggested walking around to **see** what ones are being used. All were in favor before purchasing.

Tree Project quotes from Chris and Michael LaRoque to go out this week to all members.

As far as lighting concerns, It was voted to get an electrician to check and quote repair and replace all lights that need to be replaced

Will presented protocols of rules for Renihan and handed them out. Discussion was held. Scott went through the list and broke out of what the board can do. Barbara and Dawn will get to Will all the forms and information they gathered to Will so he can represent this document again. Paper trail must **be** kept for all issues concerning rules and regulations violations. **It was** voted that once cleaned up by Will we **will** be incorporated into our procedures. All in favor and it was accepted.

Scott will be out of commission with surgery on May 18th next meeting and down 8 weeks.

Old Business

Diverters situation and the roof issues were completed, and all issues resolved to date.

The communication box was re looked at and a vote to purchase the box and pole that Paula showed us is to be purchased and installed. All in favor, except 1, and 2 not **at** meeting.

Once all forms are updated, the registration of pets, community team, we will continue discussion at next meeting.

Bi-laws updates on hold.

Meeting was adjourned at 6:28