

Renihan Meadows Board Meeting

May 25, 2023 Rev 6/14/23

Called to order by VP Arnold at 5:00pm. Present were Dawn-by phone, Will, Barbara, Paula, absent were Dareck, Scott, and Dale. Dareck and Scott sent proxies for voting.

VP Report: Mentioning we have Units at Renihan that range from \$82,000 - \$210,000. One sold furnished and Paula mentioned some had bidding wars. Arnold met with Adjusters taxes all went up with a 45% increase. Values of Condo's have rosin. Lebanon looking for more Revenue. RMCA was acknowledged as a very well-run association.

Minutes approved by 6-0, Paula was not present for the April meeting.

Report from Dale

Sun pump building 2 repaired.

Vt Concrete inspections were discussed, and it was decided to change inspections from 3- to 2 years. June 5th Dale will be meeting with them.

Floor in shed repaired. More debris was left at the entrance of RMCA.

Culvert repair was brought up discussion will be continued a May meeting. Dale is to get bids for a solution, \$10,000 budgeted.

Treasures Report:

Revenue: \$105 under budget; .06% % variance, Operating Expenses: \$6,203 under budget; 6.12% variance, Capital Expenses: \$7,883 under budget; 16.23% variance. Reserve/Capital Fund of \$290,216 (includes \$161,063 in T-Bills), \$51.0k of excess reserve funding, YTD T- Bill interest of \$725 – CDs would have yielded less than \$200 over same period., Net Cash Position of \$318,973, \$74.9kk improvement over 12 months, HOA Delinquencies: \$6,480 total in as of April 2023. Discussion was held on the interest charges being calculated and Arnold is to contact Moseley. Concern was brought up about the Capital Budget projections, there was a discussion. The last evaluation was, if on track will be on schedule for 2028. Step repair budget is \$8300.

New Business:

Getting vendors for quotes or finishing projects has been hard to obtain as hard to plan for costs and materials for future projects.

Dales needs to submit a map with repairs labeled in each section, along with any work done. Need to check dates for fire extinguishers.

Occupants are using the basement as a third bedroom. Needs to stop, trying to see which ones but hard to impose on people's privacy. Research for how other condominiums control this factor of their buildings.

Parking- 3rd vehicle in visitors spot needs to be addressed as no one at this time has been paying additional fee for parking. Motorcycles may park free at the triangles of each parking lane. Please remember to put a plate under the kick stand, to project road surfaces.

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Dogs not on leashes were brought up and discussed. Any DOGS moving into Renihan need to be approved by the board and Registered with Board and City of Lebanon in April. Presently we have very few registered with RMCA. Owners cannot just open the door and let them run. They must be with them at all times.

Storage units are not allowed in the green space in front of decks. Grills are the only item allowed in front of the deck. Rules must be maintained with all residents, not pick and choose.

There are 128 Units with a small amount of space and items should not be stored on decks. Looks messy. Dale will be checking for decks that are over stocked and for any sheds of storage at front of decks.

Windows and air conditions installed should have openings plug correctly, with plex glass installed and trim should be white.

Dryer vents were discussed, as to bill owners to owners. At this time, we will schedule outside cleaning. The cost would be \$50/unit. More discussion will be held as to whether to do inside cleaning of dryers.

Old Business:

Dale is going to provide an inventory of Bike Racks and Picnic tables so we can get enough for all. It was proposed to purchase 3 tables @ \$162.26 each. Bike racks on hold until we have an exact count. Vote for tables was 6-0. All bikes including tricycles and toddler bikes need to be in a rack...Not next to front steps. There should be no items at fronts of buildings.

Paula will order the Community Box. This box will be used as a communication device between anyone living here and should be respected as a means of communication for the board and tenants. Also, for any suggestions or just communications people feel the Board should be aware of.

ALL PAPERS THAT ARE SENT TO RESIDENTS MUST BE RETURN TO THIS **BOX**. Do not mail.

The tree quote was voted on and approved 6-0.

The fence at the entrance to the Renihan Complex was discussed and Arnold suggested a split rail. Discussion was held. Some want a privacy fence to separate us from the next-door neighbors in the white house. Dale is going to find out the cost and try to get bids.

Pavilion update. Still getting quotes.

Motion to adjourn at 7:10pm. All in favor.

Respectfully submitted,

Barbara Thornton, Secretary