

Renihan Meadow Condominium Association Board

Monthly Meeting Minutes

June 22, 2023

The monthly meeting of the Renihan Meadow Condominium Association Board was called to order by President Scott Meyers at 5:10 pm on June 22, 2023 via meeting on Google Meet. Present were board members Scott Meyers President, Arnold Martens VP, and Will Peirce Treasurer. Other members were not able to make the meeting due to conflicts or illness. Scott was given the proxy for Darek Robertson making the meeting official and allowing the board to commit business. Also, Dale Pare the Property Manager was present.

Scott Meyers - President's Comments

Scott thanked everyone for their continued hard work and support. Scott indicated that the purpose of the meeting would be to review the rules for approval and to look over the capital budget spend to date.

Dale Pare - Property Manager's Report

Dale and team continue to be busy with projects around the property. They include:

1. Made several runs to the dump to drop of bulk items left around the property.
2. The sump pump by unit 24 was replaced.
3. Tree work has started with the coast now running almost double because of the work that was added.
4. Did a full inventory of the pool area and storage shed.
5. Ordered two picknick tables
6. Got pricing for regular fence, which is estimated to be \$4,500 to \$5,500 depending on the length and will get pricing for split rail.
7. Pool pump replaced and Nick trained before opening day.
8. Getting two bids for the pavilion based on 25' x 30' concrete slab and any upgrades to meet code.

William Peirce - Treasurer's Report

Revenue is \$3,396 under budget or 1.67% variance. This is mainly due to owed HOA fees. Operating Expenses are \$12,105 under budget or 7.98% variance. Reserve/Capital Fund of \$301,689 (includes \$179,946 in T-Bills) this equates to \$62.5k of excess reserve funding. YTD T-Bill interest of \$1,179. HOA Delinquencies of \$8,200 as of May 31, 2023

Old Business

Will presented the revised rules to the board for approval. Will pointed out that these are the same rules we currently have in several places organized into single policy and in an organized format. Acceptance was proposed by Arnold and approved 4 to 0.

It was proposed and approved 4 to 0 that we send certified letters to those owners that are not on a plan a letter stating they have to be 100% current, including fines / penalties / any legal and court costs, in the next 30 days or water will be turned off. Those with tenants to be told that we

will take them to court to have tenant pay rent directly to the Association. All fees, court costs, etc will be taken out of the rent until the balance is fully satisfied.

New Business

The team reviewed the capital budget for 2023 and believe that the \$35.7k overage in the roofing expense will likely be fully absorbed by unrelated adjustments elsewhere for such things as steps, gutters, fire system, shed floor and tennis / game area. This also covers the projected overages in tree trimming, fencing and exterior lighting. We will continue to push to have the pavilion completed this year to provide a covered gathering area for the community that benefits all.

The 2024 budget should include increased costs associated with line cleanouts, additional dedicated lines for cameras, and every other year review of the sump pumps. Capital budget to include stair repairs / replacements, new basement stairs, new fire doors and common doors.

Meeting was adjourned at 6:26 pm.