

RENIHAN MEADOWS CONDOMINIUM

MINUTES

August 23 2023

This meeting was called to order by President, Scott Meyers at 5:00 PM via zoom. Present for the meeting was V.P. Arnold Martens, Paula Bettis, Dawn Maddaline and secretary, Barbara Thornton. quorum was present.

Absent- Dereck Robertson, Will Peirce and Property Maintenance Manager Dale Pare.

Maintenance Report was prepared by Dale but given to Scott to read-

- Gutters (bldg. 1-4) that weren't serving any purpose were removed
- Garbage problem caused by bear(s) and large items left at dumpsters were removed.
- Basement of bldg. 5 has been completed
- Dale did private unit repair for Unit #80
- Mike replaced common wall in in Unit #73

Barbara asked all numbers of where they did repairs in Bldg 5 and Scott didn't have that info but would ask Dale.

Treasurer's Report- presented by treasurer Will Peirce

- Will pointed out that there was currently \$11,000+ in delinquent accounts
- Scott said he would send out letters to all those delinquent by \$500 or more.
- Financial strategy sheet was presented to show how the Board covered the July 10th flooding that affected all 16 units in building #5

The July 2023 financial report was reviewed and discussed. A motion was made and seconded to approve July 2023 financials. Unanimously approved.

New Business-

- Quote for cameras and DVR installed at Building 5 presented by Will (\$2300). Comcast cost would be a monthly fee of \$125-\$130 for WIFI.
 1. Discussion of adding a new camera each year around the complex until all areas are covered by security camera.
 2. Discussion about cost effectiveness of new camera and how much does it actually reduce the number of violators. Will stated trash removal cost is down 10%
 3. Scott said he would ask Dale present a monthly camera report as well as post notices at door reminding people of dumping rules and Fall Clean up.

Scott made a motion to add a camera at building # 5 facing the entrance coming down to the pool area. It was seconded and unanimously approved.

- Discussion of what exactly Dale (property Maintenance manager) does each month and if he could submit a detailed report to board. It was noted that by asking him to prepare reports takes time and may cost money.

Old Business-

- Building 5 flooding in July 2023-
 1. There was discussion about the building #5 flooding in July and whose is responsible for repair. As well as steps that we should take in an effort to prevent this from happening again. To date Scott said we have spent \$65,000 and he stated in last meeting that the Association is not responsible because of bylaws and insurance doesn't allow us to be responsible. He stated that the Association pays a company to walk through basements and address any sump pump issues. In fact, he went on to say that that when a sump pump alarm goes off they say to unplug it and they will be there to take care of it soon. This will be investigated further to see if there is anything the Board can do. Scott proposed that we investigate the bylaws further and check with attorney to see if there is anything more we can do for unit owners.
 2. Scott will check with our insurance company to see if there is something we can add to our policy to include water damage by rain or flooding because if we had, the insurance company would have covered \$100,000 per building instead of just the \$10,000.
 3. Concern about setting a precedent if Association assumes some financial responsibility for repairs to each unit caused by flooding.
 4. A motion was made to table any spending on a new fence and additional cameras so that there would be money available if the Board decided to offer some financial assistance to each unit owner in building 5. A vote was taken and there was tie. Three directors voted yes to table spending and three directors voted no to proceed as planned with fence and additional camera. Motion did not carry.
- Proxies being given at a regular monthly Board of directors meeting.
 1. Discussion on why some Board have allowed proxies to be given to Board members by another if they are going to be absent from monthly meeting. According to bylaws, directors who are present at the meeting, may conduct business if there is a quorum present. The bylaws do not mention proxies. Scott said he will look closely at the bylaws.

Old Business (continued)

The following old business topics were not discussed at this meeting as we ran out of time.

- Unit 108 seeking permission for replacing all windows included a double hung in Main bedroom
- Dryer vents cleaning
- Driveway to dumpster near building 6 needs to be looked at and repairs considered again.
- Outside lights out at basement door entries.
- Pavilion
- Foam boards around the bottom of buildings still need to be painted brown.
- Letter of demand sent out to all who are in delinquent in paying their condo dues.

A motion was made to adjourn the meeting and with a unanimous vote the meeting was adjourned at 6:39 PM.

Submitted by secretary

Barbara Thornton

Paula Bettis