

Renihan Meadow Condominium Association Board

Monthly Meeting Minutes

October 19, 2023

The monthly meeting of the Renihan Meadow Condominium Association Board was called to order by President Scott Meyers at 5:15 pm on October 19, 2023 via a meeting on Google Meet. Present were board members Scott Meyers President, Arnold Martens VP, Dawn Maddaline member, and Paula Bettis member. Other members were not able to make the meeting as they were out of town or had a conflict. Also, Dale Pare the Property Manager was present.

Scott Meyers - President's Comments

Scott discussed situation with Building 5 regarding repairs and chargeback of the \$5,000 insurance deductible to the owners. The sheetrock will be put back by the association in the basement area of all the units that haven't already done so. Those that have already done so will be reimbursed \$400. This was done after consultation with an outside attorneys and Kathy of Moseley Associates. The outside attorney indicated that the bylaws do not require that the sheetrock be replaced by the association as this is considered part of the units interior. However, because of Scotts / Kathy's interpretation and the precedence set in the past the decision was made to do the repair or reimburse \$400. The \$400 per unit was based on the actual cost we were quoted to do the units not already repaired.

Discussion where had regarding the chargeback of the \$5,000 insurance deductible to the unit owners in building 5. Two of the board members pointed out that this should have been paid by the association as a whole along with the \$90,000 plus already paid by the association as the owners in building 5 were not the cause of the problem. The other two board members pointed out that effected unit owners have been told in the past that they are responsible for the associations insurance deductible and to talk to their insurance company to get appropriate coverage. It was also pointed out that the effected unit owners benefitted by having the building from mold and potential condemnation.

The August 2023 minutes were not approved as they we not fit for publication. Paula will attempt to redo them and have them ready for the next board meeting.

Dale Pare - Property Manager's Report

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

1. Clean-up continues around the dumpsters because of a bear and people leaving items
2. 68 warnings and 4 fines issued
3. Split rail fence put in place

There was discussion regarding the condition of the property as stuff is being left in the middle of the common areas and on decks. Dale to post all doors reminding people to take stuff of decks. It was noted that perimeter upkeep should be included in the next contract.

There were questions regarding the placing of the fencing. Scott and Dale explained that due to underground wiring it was placed closer to the road. There is no danger of snow plows knocking it over because of the side it is on by the road and the direction the plowing is done.

William Peirce - Treasurer's Report for YTD September 2023

Will was not able to make the meeting so the discussion was very brief as there was little that changed month to month. Scott did point out that delinquencies were up to \$7,585 and letters sent out. Repairs up slightly as hallway windows in Building 1 are being replaced in Building.

New Business

There were several questions regarding the pool, which was open for an extra two weeks in September. One was regarding water being green the whole time. The water was treated with chemicals several times during this time. However, because of all the rain it never fully cleared up. We were told by Dulax that any additional shock treatment beyond what was done would be unhealthy for people who used the pool.

The other question was around the pool not being locked up at the end of the day. When Scott followed-up he was told it was done later that evening. It was then questioned why the association paid for the services. The reason being is that it may have not been done on a timely basis, but it was done as soon as the person was back at Renihan.

Mosely has forwarded to Scott a request for reimbursement for loss of personal property during the flooding of Building 5. All agreed that the response is that individuals insurance or self insurance covers these loses.

Scott also informed the board that Nationwide is out of the condo insurance business and that our broker is looking at replacement. The problem we have is that there are one or two companies left and we may have to accept coverage that is even less optimal at a higher cost than we have today.

Meeting was adjourned at 6:30 pm.