

## **Renihan Meadow Condominium Association Board**

### **Monthly Meeting Minutes**

**November 15, 2023**

The monthly meeting of the Renihan Meadow Condominium Association Board was called to order by President Scott Meyers at 6:13 pm on November 15, 2023 via a meeting on Google Meet. Present were board members Scott Meyers President, Arnold Martens VP, Will Peirce 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 indicated this would be a short meeting and said the focus would be on property manager's report and budget for 2024. The situation at the north end of the property was discussed. There continues to be non-sanctioned activity in this area including a haunted house and bike give away. Scott would like to see this closed down. Arnold made a motion that this be done at the annual meeting. Paula second and it was approved by all.

Scott mentioned that Ruth sent out the paperwork to all owners regarding annual registration of all units, pets and cars on premises. Scott to confirm annual board meeting is set for the first weekend of January 2023. This needs to be done soon as the bylaws require 30 days advance notice.

Scott asked the board to approve the new insurance carrier for Renihan Meadows. The company is Vermont Mutual Insurance Company. Paula put forth the motion and it was seconded by Arnold. Approved unanimously.

The \$400 for sheetrock repairs done by third parties will not be paid out without receipts from the owners.

Scott asked if there were any changes needed to be made to the October 19, 2023 minutes. As there were none, he made a motion to approve said minutes. Seconded by Will and unanimously approved.

#### **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. Removed items from several basements
3. Got quotes from 3 companies that offer seasonal property care (Scott, Manlies and Upper Valley LLC)
4. Had Jake LaPlante come out to review pumps not working in building 2, 5 and 6.
5. Six main building lights that are LEDs were replace. They are very expensive

## **William Peirce - Treasurer's Report for YTD October 2023 and Budget for 2024**

Will reported that we are quickly approaching yearend and we are very much on target. Highlights are listed below:

Revenue - \$1,517 UNDER budget; .37% variance  
Operating Expenses - \$18,696 UNDER budget; 6.76% variance  
Capital Expenses - \$3,277 UNDER budget; 2.47% variance  
Reserve/Capital Fund - \$278,138 (includes \$184,019 in T-Bills)  
Delinquencies (money owed the association) - \$15,548  
Monthly T-Bill purchases were reduced to \$28k for four months of August thru November

T-Bills will go back to \$35,000 after two months at \$25,000. YTD interest earned is \$4,700

For those owners in serious delinquency, we need to turn off the water. Scott to draft letter for review by Will. LePlante will be the one handling the water shutoff.

Will asked everyone to review the 2024 budget that he and Ruth put together. Any additions and deletions are welcome. None were given at this time. Will asked everyone to give it some thought over the next few days.

### **New Business**

Dryer vents need to be cleaned. Dale will do inside and out for \$50 per unit. Discussion ensued regarding the payment for said cleaning. After a lengthy discussion and several votes the decision was made to bill the owners. This to be done by Moseley next year. Dale to start immediately after posting doors asking people to be available.

There continues to be a problem in the common area between building 1-4. Water continues to appear on the lawn. Jake LaPlante jetted the lines in that area 4 months ago and the problem persists. Scott asked Dale to check the small fenced in area, which is believed to house one of the main lines. There is a lock and no key. It is ok to use bolt cutters to remove the lock and replace with a new one. Dale to report back to the board.

Meeting was adjourned at 7:10 pm.