

## **Renihan Meadows Board Meeting**

*December 7, 2023*

### **Meeting Minutes**

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Scott Meyers called the Zoom meeting to order at 6:03 p.m. Attendees included Scott Meyers, Dawn Maddaline and Will Peirce. As the purpose of the meeting was to approve the proposed 2024 budget, quorum was satisfied with Arnold Martens' email approval of the draft budget. (Arnold was overseas and not able to attend).

Scott introduced a motion to approve the budget which was seconded by Dawn Maddaline and the budget was unanimously approved.

Scott then moved the meeting to discuss the notification of a small claims suit filed by an owner for reimbursement of expenses related to the July 11 incident. Paula Bettis joined the meeting at 6:13 p.m.

Scott reviewed the Board's position – which is supported by the Association's counsel - that Renihan Meadows is not responsible for an individual owner's loss resulting from that owner not having sufficient insurance or not carrying insurance at all; the latter being the case in this instance. As such, Scott, having met with attorney Matt Donahue that afternoon, advised the Board that he directed Matt to draft a formal response to the court filing reaffirming this position with such response also requesting adjudication by jury trial. Renihan Meadows is obligated to respond to the court by December 29, 2023.

Paula expressed some interest in being able to assist the with there expenses citing precedence with a certain owner in building 8 (some five or six years prior) for costs associated with plumbing reengineering. At that time, the association reimbursed the owner for some of the materials used in the repairs. However, while those losses would have been covered by the master policy, they were aggregately less than the deductible. As such, the Association's payments were not similar to what this owner is currently seeking, but rather, a simple and pragmatic shift from the Association assuming a claim's deductible expense to direct owner payment.

Paula left the meeting at approximately 6:40 and prior to the conclusion of this discussion. As a result, there was no longer a quorum to amend the Board's previous position regarding building 5 claims for water damage reimbursement such that this policy remains unchanged and the Board will respond to the court filing accordingly.

The meeting was adjourned at 7:02 p.m.