

## **Renihan Meadow Condominium Association Board**

### **Monthly Meeting Minutes**

**December 21, 2024**

The monthly meeting of the Renihan Meadow Condominium Association Board was called to order by President Scott Meyers at 9:03 am on December 21, 2024 via Google Meet. Also present were board members Arnold Martens VP and Secretary and Paula Bettis, which meets quorum requirements. Arnold seconded the call to order and all present approved.

#### **Scott Meyers – President's Comments**

Scott moved that the November 30, 2024 Renihan Capital Needs Assessment Minutes be approved. Paula pointed out that the discussion regarding the painting of decks by owners didn't include that the association would provide the paint once the color is decided upon. Based on this Scott amended the minutes to include this proviso. Arnold seconded and all approved. Arnold will update the Renihan Capital Needs Assessment Minutes to include this change in the minute and pass it on to Dan to post.

#### **Dale Pare - Property Manager's Report**

The following was accomplished the last 30 day

- Backflow testing done at all buildings
- Repaired drywall that had fallen at the end of the hall in basement of Building 7.
- Put out Christmas tree by mail house and decorations at the main fence and mail house.
- Fined unit #105 on 12/19/2024 for trash next to fence. This was seen on camera and verified via the mail from the trash left at the fence.
- Repaired Unit 36 front steps as requested by the board.
- Removed basement window in the basement of Building 8 as the rotted sill was allowing water to enter basement. Removed rot and installed new frame and sealed window.
- Posted doors with revised snow policy.
- On November 29<sup>th</sup>, tenant feel claiming no salt was put down. Verified salting had been done twice that day before incident by plow company.
- Completed step repairs.
- Posted doors for bicycle rack and picnic table removal for winter season. Also removed and put away playground coverings.
- Work with police to identify abandoned vehicle, which was removed from Building 6 area as part of a police investigation.
- Police were told of vandalism done to vehicles parked around Buildings 5 and 6 over four days starting November 26<sup>th</sup>. Will and Dale following up with camera company about securing recordings.
- There was a propane leak in common hall of Building 2, Irving repaired immediately'
- Removed items from the common areas within the basements:
  - Building 2 removed Air Conditioner from basement stairs.
  - Scrap drywall picked from basement of Buildings 1 and 2.
  - Removed TV in basement of Building 4.
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- Post doors for personal property on steps

**Old Business**

Dale to check the front steps of Unit 23 during his weekly inspection of the property as these steps were recently repaired and should be in order.

**New Business**

Dale to get documentation from plowing company showing when salt and sand was put down on November 29, 2025

Meeting was adjourned at 9:21 am.