

Renihan Meadows Board Meeting

March 16, 2024

Meeting Minutes

Call To Order

Scott Meyers called the Zoom meeting to order at 11:06 a.m. Attendees included Scott Meyers, Will Peirce, Paula Bettis, Charles Ayewa and Dale Pare with a quorum being duly satisfied.

Property Manager's Report

Dale provided updates on a number of issues including:

- Building 6 Foundation Repair Estimate – Dale has received two estimates - both for \$1,500 – to fix the leak in the foundation. Likely inadvertently, no action was taken by the Board to select a vendor.
- Building 7 Propane Leak – A propane leak had been reported in Building 7 near unit 103. Irving Oil and the Lebanon Fire Department responded and corrected.
- Rules Violations – Dale reported on a number of warnings issued and fines assessed for various Rules violations. These are itemized in the document distributed to the Board on March 15 and primarily include trash and/or personal items being stored on front steps.
- Tennis Court – Dale reported that the tennis court has been opened for the season due to the warm weather.
- Sump Pump – Alarm faults were received for pumps in Buildings 3 and 7 and Jake LaPlante was dispatched to repair.
- Playground covers have been placed.
- Drywall repairs to Building 4 and 5 basements have been completed.
- Trash removal has been ongoing from the south dumpster area.
- Pool Attendant – Chris Morine (tenant) has expressed interest in serving as the pool attendant for the summer. Dale will review the specific duties required with Chris and report back to the Board with his recommendation.
- Front Step Repair – Dale reported that the cost of front step repair using composite materials (preferred in cases in which the existing structure is - practically speaking - beyond repair) is \$3,750 per unit. Dale further reported that there are three situations currently that will require full step replacement with the recommendation that Trex be used to ensure longevity. Will reminded that the FY24 capital budget for step repair was \$15.0k and that the three replacements discussed would consume 75% of the annual budget alone, however, the current surplus is sufficient to provide additional funding if necessary. Dale was asked to perform a quick triage of the entire property to identify projected step repair costs for the entire year.
- FY23 Pool Billing – Scott reported that the Association has not been billed by Dulac's for many of the pool services provided last year despite repeated attempts to reach them. Scott asked that Dale look for alternative providers for pool servicing outside the scope of the pool attendant.
- Mailbox House Curb Repair – Dale is gathering quotes for repairs to the curb by the mailbox kiosk.
- Dale has given Paula keys to the suggestion box.

Treasurer's Report

Will provided an update on the Association's finances including:

- Revenue - HOA fees were \$4.8k above budget, or 5.8%, primarily due to delinquency reductions
- Operating Expenses - \$2.6k below budget, or 3.6%
 - Water/Sewer was \$4.2k below budget, or 13.3%; and
 - Electricity was \$2.2k below budget, or 80.8%, but
 - Trash Removal was \$1.2k above budget, or 15.4%; and
 - Fire Systems was \$1.2k above budget
- Capital Projects - \$2.5k below budget, or 100.0%, as no capital project work has been billed this year
- Reserve Fund - \$326.3k
 - \$142.3k with Mascoma Bank
 - \$184.0k in six laddered 182-day U.S. Treasuries
 - \$64.2k reserve surplus (amount above 70% of annual Operating Budget)
- Net Cash Position - \$337.7k
 - \$41.1k increase in past 12 months
- Delinquencies - 3 key offenders aggregately \$5,773 in arrears, but down \$3,108, or 35.0%, from January

Approval of Minutes

- February 3 – The minutes were unanimously approved with the correction of the end time to 1:15 p.m.
- February 22 – Paula believed that the February 22 minutes should be amended to reflect that, while the Board unanimously approved the motion to suspend water service to units 34 and 58 if not fully current with their delinquent HOA fees within 31 days of the January 17 Dunning letters, the Board did not fulfill its obligation by virtue of the fact that partial and material payments had been received in both cases and, further, that repayment plans had been approved without the consent of the full Board. Countervailing opinions were expressed that, because both unit owners had – to date - demonstrated their commitment to making the obligations current, it would have been too drastic to suspend water service. Scott and Charles also commented that such action would very likely have resulted in legal action against the Association and that the risk/benefit analysis was likely not favorable.

Will agreed to review the February 22 minutes with Arnold to make the changes necessary to reflect the actual actions of the Board.

Old Business

Dale is continuing to collect quotes for the pavilion. Currently, he has received two bids; one for \$31k and one for \$34k. While the FY24 capital budget includes only \$25k for this project, Will affirmed that the current surplus is able to absorb any reasonable overage.

The structure will be 20 feet by 30 feet and will have two to three electric outlets. It was also discussed that, if there is going to be permanent lighting within the pavilion (in the rafters, for example), it be placed on a timer such that the pavilion not be used past a reasonable evening hour to mitigate any noise disruption. Additionally, it was suggested that perhaps some bright motion detection lights be installed to discourage people gathering at night.

New Business

Paula raised a number of issues including:

- Whether the external electric outlets are billed to the Association or if they're charged to the most proximate unit. Dale will review the various circuit boxes and meters and report back to the Board.
- The newly installed windows on unit 108 are double hung, however, the Association rules require triple pane windows and Paula wanted to know who on the Board approved the request. Scott stated that the Lebanon Fire Department mandates double hung windows for egress concerns which would supersede any Association provision and Scott asked that the Rules be amended to reflect this municipal regulation.
- Some of the rails on the recently installed entrance fence have begun to split and Paula asked Dale to review with the vendor as the fence should still be under warranty. Dale will report back to the Board on this matter.
- Paula has ordered and received three bulletin boards for placement on the mail kiosk to post community events and Association news, etc.
- Paula has distributed and collected registrations for the Easter egg hunt and will be purchasing baskets, eggs and candy from the Community Involvement Committee funds.
- Paula would like to organize a "Green-Up Day" in which residents would volunteer to help pick up trash.
- Paula discussed the compost pile by Building 5 and that it is attracting skunks and racoons. The pile belongs to unit 78 and the Board voted unanimously to ban such compost piles on Renihan Property. Will will amend the Rules accordingly.
- Paula raised the issue of certain vehicles being parked in visitor spots for extended periods and noted that the Association has no idea to whom they belong and if they're legitimately using these parking spaces. She continued by saying that parking stickers had been previously issued to help control or monitor parking usage, but that their reintroduction had been dismissed last year. Will suggested that parking stickers would likely not be tremendously effective as very few residents have returned questionnaires (which include vehicle information), that tenants change frequently such that stale or dated stickers will not be uncommon and that with certain short-term rentals (three to six months) might render the practice administratively impractical. Charles suggested that the Board have a more in-depth conversation of the issue at the April meeting.

Will proposed that the "Short Term Rental Rules" page under the Rules tab on the Renihan site be deleted in its entirety as he believes that such rentals should not be prohibited. He cited the Board's fiduciary obligation to enhance the value of an owner's asset and also suggested that short term tenants are no more potentially degrading to the community's overall quality of life than are many long-term renters. Paula asked if there were any

insurance consequences of removing such a ban and Will said that Arnold had worked with both Moseley and our master insurance carrier to understand potential issues, but neither could identify any such implications.

The Board voted unanimously to remove the prohibition of short-term rentals.

Will also noted that the chiminea rules within that same section are redundant to the "Condominium Rules" tab such that the entire section can be deleted. This said, the current rules DO NOT prohibit chimineas, but the Board affirmed that they indeed are not allowed such that the amendment to the Rules to remove the above referenced section will include the appropriate revisions to the Rules. Drafts of these amended sections will be distributed to the Board separately for anticipated action at the April meeting.

With no further business, Scott adjourned the meeting at 12:43 p.m.