

Renihan Meadows Board Meeting

April 20, 2024

Meeting Minutes

Call To Order

Scott Meyers called the Zoom meeting to order at 11:03 a.m. Attendees included Scott Meyers, Will Peirce, Paula Bettis, Arnold Martens and Charles A with a quorum being duly satisfied. Dale Pare Property Manager was also in attendance.

Presidents Motions:

February and March 2024 board minutes were put forth for approval. This was seconded by Will and they were approved by all.

Property Manager's Report

Dale provided updates on a number of items

- He and his team continue to clean up after the bear. Working with the State on ways to discourage bears from dumpsters
- Work has begun on repair steps. Some have required a total replacement with Trex.
- Dale continues to issue warnings and fines when necessary.

Treasurer's Report

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

- Revenue - \$8.6k ABOVE budget, or 7.0%, primarily driven by multiple HOA prepayment in March for April
- Operating Expenses - \$6.2k below budget, or 6.6%
 - Water/Sewer was \$4.2k below budget, or 13.3% due to higher interest income:
 - Electricity was \$2.5k below budget, or 61.8%; and
 - Other Snow was \$2.0k below budget, or 100.0%, but
 - Trash Removal was \$1.9k above budget, or 16.9%; and
 - Taxes were \$1.7k above budget, or 100.0%
- Capital Projects - \$8.8k below budget, or 100.0%, as no capital project work has been billed this year
- Reserve Fund - \$335.7k
 - \$144.8k with Mascoma Bank
 - \$190.9k in six laddered 182-day U.S. Treasuries
 - \$73.6k reserve surplus (amount above 70% of annual Operating Budget)
- Net Cash Position - \$365.5k
 - \$46.5k increase in past 12 months
- Delinquencies - 3 key offenders aggregately \$6,203. Biggest reason for this going up is due to additional interest and penalties.

Financials approved unanimously.

Will proposed that we increase the T-Bill to \$40K going forward. This was seconded by Scott and approved unanimously. The next T-Bill purchased will go from \$28k to \$40K.

Old Business

Dale to share with everyone blueprints and proposals for the pavilion with everyone. Estimated cost is now around \$40K plus.

Paula reported that the bulletin boards are up; no suggestions have been place in the box to date; and the Easter event went well.

**Dawn's (former board member) husband will train the new person on pool maintenance.
As part of the continued clean-up Dale to look at removing some old Christmas trees by the dumpster.**

Will is working on finalizing the rules. This will include no runs for dogs and no wood burning chimineas or firepits.

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

Because of the cost of using Trex to replace steps that need full replacement and the potential variation in lots in regards to shades of brown the board is asking Dale to dimension the need over the next 12 months and to see if a supplier could hold a lot in house for our use.

Paula to look at getting quotes for two separate signs regarding dogs. One for the front entrance which states Service and Support Dogs Only. The other would basically show a dog with the words "Doo Pick Up"

Paula mentioned the condition of the playground needed attention as the landscaping paper was showing and causing a tripping hazard. Dale will address this. She also mentioned that House bill 467 restricts the material to be used on the floor of playgrounds. At this time no action is needed as it does not pertain to residential playgrounds.

Paula mentioned that the website was not updated as to board meeting dates and times. Arnold to follow-up. Charles also asked if he could get access. Arnold to work with Dan and Charles.

Charles and Dale will start a monthly walkthrough of the common basement hallways once a month checking fire extinguishers.

With no further business, Scott adjourned the meeting at 12:41 p.m.