

## **Renihan Meadow Condominium Association Board**

### **Monthly Meeting Minutes**

**February 15, 2025**

The monthly meeting of the Renihan Meadow Condominium Association Board was called to order by President Scott Meyers at 9:05 on February 15, 2025 via Google Meet. Also present were board members Arnold Martens VP and Secretary; Will Peirce Treasurer; Charles Ayewa and Paula Bettis. Also present was Property Manager Dale Pare. Arnold seconded the call to order and all present approved.

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

Scott discussed the need to elect officers as this was not done at the last meeting. Will nominated Scott, which was seconded by Arnold. All approved. Arnold indicated he would like to continue as VP and Secretary. Will so moved with four board members approving and one abstaining. Scott moved that December 2024 minutes be approved with the removal of non-pertinent information. Will seconded and all approved.

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

The following was accomplished over the last 30 days:

1. Has been followed up several times with the owners of the plowing company after complaints from residents. Situation is still fluid.
2. Repaired leaking foundation wall in Building #4 common hall.
3. Emptied out all recycling bins and removed trash from dumpster areas.
4. Repaired broken step in basement of Building # 2 and patched drywall in basement of Buildings # 2 and 3. Vendors continue to cut holes in ceiling and not repairing. Owners will be warned going forward that they need to repair or Dale will have it fixed and billed to owner.
5. Deposed of structure in woods by Building #2.
6. Removed washer/dryer from basement of #8 common hall near Unit # 114. Tenant indicated it is not his.
7. Lebanon police called about man of interest being seen at Renihan.
8. Burst pipe in basement building #7 repaired and water removed.

#### **Will Peirce – Treasurer's Report**

Will indicated that we are in the beginning of the year when it comes to variances to the budget there is really little to report. Revenue for January 2025 is pretty much on track and Expenses are higher mostly due to two months of contractual payments to Moseley's and our property management company.

Currently less than 55% of our reserves are in T-Bills, which is below the two thirds threshold we were at last year. Scott put forth that we authorize will to go back to the two thirds in T-Bills. Arnold seconded and all approved. Will also indicated that Mascoma Bank is no longer involved in our T-Bill transactions as of the end of last year. Sugar River is now our only bank as we no longer have funds at Mascoma Bank.

Delinquencies are trending a bit higher due to 110 owners not realizing January was the first month to start paying the quarterly assessment. This should rectify itself next month. One owner has seen a significant rise in the amount owed the association. Arnold moved that Will be authorized to draft a rent garnishment letter that will be sent once approved by the board. Scott seconded and it was approved by all.

## **Old Business**

Discussions were held about the RFP process for the major capital projects approved by the owners and undertaken this year. This to include siding replacement, front step replacement with Trex, and basketball court repairs

## **New Business**

There is a large trailer parked by Building # 2 and several cars have not moved at all over the last two storms. Board needs to know if people are not able to move their cars. Dale to post these vehicles with a warning that asks the owners to let the Board know if they need help.

There are significant cracks and a bit of a depression around a drain by Building #3 as documented by Paula. Will indicated we has a budget of \$10k for repairs. Scott to have Jake LaPoint check it out.

Will proposed that instead of increasing the fees we pay the property management company that we include a quarterly bonus program of \$600. The bonus would be based on performance measurements indicated in the plan and voted on by the board each quarter. The bonus plan was emailed to board members a few days before the meeting. Paula indicated that the management company had not always preformed its duties on a timely manner. Will explained that the bonus plan will help ensure this does not happen going forward. Some fine tuning was done by the group and Will to include these for the next board meeting.

Meeting was adjourned at 10:42am