

Renihan Meadows Board Meeting Minutes

April 19, 2025

Call To Order

Scott Meyers called the Zoom meeting to order at 9:06 a.m. by unanimous vote. Attendees included Scott Meyers, Will Peirce, Charles Ayewa and Dale Pare with a quorum being duly satisfied.

February and March Meeting Minutes

There were no objections to the drafted February and March Board meeting minutes other than changing the adjournment times from p.m. to a.m..

Board Action: The Board voted unanimously to accept the February and March minutes with the changed noted above.

Property Manager's Report

Dale provided updates as follows:

- Cleaned up trash from bears getting into dumpsters
- Sprayed pneumonia at both dumpster areas
- Put out picnic tables across property
- Put out bike racks put out around property
- Awaiting fencing estimates from AA Construction and A&S Property Solutions for around new picnic area
- Posted warning on door of unit #76 on 4/15/25 for trash on front steps
- Posted warning on door of unit #108 on 4/15/25 for bed frames out front of steps
- Patched crack in foundation in basement of Building 1 to stop water leak
- Installed new light fixture covers in Building 3
- Notified Scott Meyers and Jake LaPointe of missing drainage cover in Building 3 parking lot
- Jake LaPointe reported some of the sump pump battery back-up modules are starting to weaken and suggested replacing as they're now obsolete
- Reported ground sinking on side of pool walkway near pool entry to Jake LaPointe who confirmed he will repair free of charge once the Lebanon road postings are lifted
- Will be opening the tennis court on Easter Sunday

There was additional discussion on placing buckets of vinegar and apple cider near the dumpsters to deter the bears as well as locking the side dumpster doors as those are convenient intrusion points. Dale said he would do both and the Board will review additional action if these two measures are ineffective.

Board Action: The Board voted unanimously to have Dale lock all side dumpster doors as well as place vinegar and apple cider near the dumpsters as a bear deterrent.

The Board also discussed the pool and its planned opening on Memorial Day weekend. The Board agreed to offer Chris Morin the position of pool manager for another season at the same price. Regarding pool opening and ongoing maintenance, the Board agreed to schedule the pool opening with Dulacs again for this season as it's rapidly approaching, but also agreed to research other possible vendors as Dulcs can be somewhat unreliable.

There was also discussion on the need to have the contemplated picnic area and fence completed with the anticipated pool opening. Dale acknowledged this and confirmed that he has conveyed this deadline to the potential fence vendors. Dale also confirmed that he will price four to six wooden picnic benches and planters for this area.

Treasurer's Report

Will provided an overview of the October financials including

- **Revenue** is \$8.7k ABOVE budget
- **Operating Expenses** are \$2.3k ABOVE budget

- **Capital Expenses** are \$15.2k BELOW budget
- **Year-To-Date Surplus** of \$49.0k
- **Net Cash Position** is \$375.5k
- **T-Bills** total \$181.1k (par value of \$185.0k) with an average annual interest rate of 4.34%, and
- 4 major **HOA delinquencies** totaling \$4.6k.

Of the four major HOA delinquencies, Martin and Spaulding require Board intervention and Will agreed to email both during the week of April 21. Casey and Spaulding are both on track with previously agreed repayment schedules.

Vendor Relationships

Charles provided an update on the siding RFP process and confirmed that ten vendors had received the offer to bid and that two had confirmed interest and completed initial site visits. Charles will follow up with all with final proposals due May 10.

Charles also confirmed that the RFP for step repair or replacement will be issued this coming week.

The Board also reviewed the proposed Service Agreement with LaPointe Plumbing and agreed to move forward as drafted.

Board Action: The Board voted unanimously to execute the Service Agreement with LaPointe Plumbing as drafted.

New Business

Will discussed the possibility of placing solar panels on those buildings with harvestable exposure as a means of generating revenue for the Association. There is little early understanding of the ROI model or other economics, however, the size and southwestern exposure of the roof areas likely make the Renihan Meadows location a candidate for additional review. It was also noted that, because rooftops are common areas, the consent of the general ownership – and not each individual owner – would be sufficient.

Will agreed to explore overall next steps and understand the general financial models involved.

Charles introduced the idea of erecting covered parking in the spots on the other side of the parking lots from the unit front doors. In addition to enhancing the value of the property, these structures could also serve as foundations for solar panels as well. It is believed that the general cost of covered parking is in the range of \$1,500 per spot such that the investment to provide these for half the parking spaces would be significant, however, the benefit could be substantial and the impact on asset values could be equally significant.

It was noticed that Paula Bettis joined the meeting around 10:04 a.m. and she confirmed that she'd sprayed Pine Sol around the dumpsters to deter the bears and that seemed to be having a deterring effect. Paula offered to continue doing this for the immediate future.

Paula discussed a cockroach problem in Building 5. There was a brief discussion concerning individual unit owner responsibility and Association – or common area – purview such that it was agreed by the Board that the Board would take no formal action as a result. Paula stated that she would spearhead an effort in Building 5 for residents to keep their units clean and not store garbage on their front steps. While the Board supports Paula's efforts in this matter, the Board did not grant any authority for her to do so such that Paula can act only as a private resident in this matter.

As such, the following email was sent immediately after the meeting to clarify and memorialize this point:

Paula,

Thank you for bringing the bug issue in your building to the Board's attention this morning and your commitment to working with those residents to keep their units clean.

In the pursuit of this initiative, it's critical that you do so as a private resident of the building and neither as a Board member or with a directive from the Board. As we just discussed at this morning's meeting, Board policy is that such issues are within the confines of individual/private units and not within the purview of the Association and/or the Board. Accordingly, please do not represent your efforts as being a Board

directive or that you are acting as a Board member or with the Board's permission. The Board has not granted any such authority.

Again, the Board views this as a private and "walls in" matter and does not sanction any further action other than the periodic and existing rules enforcement of common areas as performed by Dale and as so authorized by the Board.

The meeting was adjourned at 10:27 a.m.