

Renihan Meadow Condominium Association Board

Monthly Meeting Minutes

June 21, 2025

The monthly meeting of the Renihan Meadow Condominium Association Board was called to order by President Scott Meyers at 9:01am on June 21, 2025 via Google Meet. Also present were board members Arnold Martens VP and Secretary; Will Peirce Treasurer; Paula Bettis and Charles Ayewa. Will seconded the call to order and all present approved.

Scott Meyers – President's Comments

Scott presented the minute for May Meeting for approval, which was seconded Arnold. All present approved to accept the minutes for publication.

Dale Pare - Property Manager's Report

Dale was not able to attend the meeting because of other commitments.

Will Peirce – Treasurer's Report

YTD, we continue to run a surplus of \$109k as various capital projects have not commenced. T-bills on average continue to return a hefty 4.3%

Delinquencies are trending up once again for the second month in a row. Four owners now owe more than \$1,000 and a fourth owes over \$2,000. All told they owe about \$7,000. The top four have been sent dunning letters indicating the loss of privileges (pool, etc.); filing of a lien; the potential of shutting their water off. A lawyer friend of Will's indicated that any water turnoff may lead to a lawsuit.

Will agreed to contact Matt Donahue to get a legal opinion regarding the legal hurdles around shutting off the water to a residence. Scott to contact Jake LaPointe to see if is feasible to turn off the water for a unit in the middle of a line servicing 16 units.

Old Business

Charles presented the results of going back to two bidders whom he asked to present a more competitive bid if they removed items like replacing the Tyvek underlayer or the trim along the roofline. They both declined. He then presented a new bid from RC Construction that was a lot closer to the budget committee's initial estimate. The new bid will cause the association to spend approximately \$27k more than what was budgeted for two building of which \$10k is for the two small outbuildings. Therefore the rest of the building will cost about \$8.5k more than budgeted. For 2025 the board believes there are enough funds in the Capital Budget to cover the underestimated cost associated with the first phase of the project.

A brief discussion was held regarding bear proofing the dumpster areas. Scott to contact Casella about securing dumpsters with no side doors and a bar across the lid.

Scott reported that six new specialty posts and accessories for the former basketball court have been ordered and should arrive in the next 30 days.

Arnold reported that a total of 10 new picnic table were ordered and they have been placed around the grounds.

New Business

Will proposed that the pool, playground and picnic area rules be updated to exclude animals of any kind be allowed in those areas. This was seconded by Scott and approved by all. Will to make the change.

Paula indicated the pool gate was not closing automatically. Scott will have Dale take a look.

Arnold to look at getting umbrellas for the pool area along with some tables and chairs. The expense would be put under pool maintenance. The nightly storage of the umbrellas would be added to the pool persons responsibilities.

Meeting was adjourned at 10:17am.