

Renihan Meadow Condominium Association Board

Monthly Meeting Minutes

July 19, 2025

The monthly meeting of the Renihan Meadow Condominium Association Board was called to order by President Scott Meyers at 9:02am on July 19, 2025 via Google Meet. Also present were board members Arnold Martens VP and Secretary; Will Peirce Treasurer; and Charles Ayewa. Will seconded the call to order and all present approved.

Scott Meyers – President's Comments

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

Dale Pare - Property Manager's Report

Dale and team accomplished the following MTD:

1. New dumpsters installed on July 18th on shed side. They are working well.
2. Repaired big crack in Building 3 basement hall floor. Water seeping through crack. Grinded, epoxied, and patch coated
3. Added flowers to flower pots by pool area.
4. Repaired and painted 3 picnic tables
5. Removed washer from basement Building 8 near 120-122
6. Warning posted on Unit 75 door for trash on steps(new tenant) 7/17/2025
7. Spoke with board members in regards to vinyl siding not being done properly. Workers fixed areas discussed.
8. Replacement of 13 steps underway and should be completed within two weeks.
9. Completed tennis court fence install and cut tree line back.
10. Spoke with Chris Morin (pool attendant) confirming pool is open on time daily.
11. Made general repairs to stringer on Unit 14 steps.
12. Continue trash pick-up from bear.
13. Removed furniture from dumpster area.
14. Removed bee nest from Building 2 eve
15. Assembled and installed new picnic tables for old tennis court
16. The white vehicle on endcap removed by tenant who is a nurse.
17. The white box truck is set to be sold and will be leaving per the tenant.

Will Peirce – Treasurer's Report

YTD, we continue to run a surplus of \$18k. The surplus has come down significantly as we pay on the siding and step projects. There is now \$195.8K in T-bills and they return on average a hefty 4.3%

Delinquencies are holding steady at \$5.8k for five owners. One owner who recently has purchased a property didn't make a payment for the last two months and this is being rectified. One owner has is in the process of having a lien placed on the property. Will and Scott confirmed that there are all kinds of issues from legal to logistical when it comes to shutting off the water. Therefore, a lien is the only way to go. The other three are paying down their balance slowly.

Old Business

Charles reported on the progress regarding the siding of two building. Over the last two weeks several mistakes were discovered and some corrected already (i.e. siding that was wavy; vent missing from soffits; mismatched vent covers; etc.).

Scott / Dale to contact Casella about securing dumpsters with no side doors and a bar across the lid for the north side as the south side was a success.

Scott to follow-up with Jake regarding mapping and areas that need attention including the walkway and sinkhole. This to be delivered by next board meeting.

Tables and umbrella's suggested by Arnold are still a go.

New Business

Charles to get a quote from the siding company on doing some finish work (i.e. replacing metal screws providing; covers for outlets; vent covers the same white and style on the brick walls; painting; etc.).

Board approved 4 to 0 to keep pool open until 9 pm. Scott to check with Chris Morin to make sure this is doable and to let him know that this can change at any time at our discretion.

Dale to get quotes on replacing the roof shingle between 120 and 123.

Members with deliverables will be meeting every Monday at 9 to progress on deliverables.

Scott reported that two owners are now paying for visitor parking spots.

Meeting was adjourned at 10:01am.