

Renihan Meadows Board Meeting Minutes

August 16, 2025

Call To Order

Scott Meyers called the Zoom meeting to order at 9:02 a.m. with a unanimous vote. Attendees included Scott Meyers, Will Peirce and Charles Ayewa with a quorum being duly satisfied. Jake LaPointe from LaPointe Plumbing attended to report as detailed below. Paula Bettis joined the meeting in progress.

July Meeting Minutes

There were no objections to the July Board meeting minutes as drafted.

Board Action: The Board voted unanimously to accept the July minutes as submitted.

Jake LaPointe Report

Per the Service Agreement with LaPointe Plumbing, Jake LaPointe provided updates on the following:

1. He completed the detailed map of the property's drainage infrastructure and water mitigation systems and will provide Scott with a pdf copy; and
2. Jake reported on the areas that require attention including:
 - a. The main drainage line from Buildings 5 and 6 is substantially compromised and should be replaced (estimated cost of \$35,000),
 - b. The drainage line from the Building 7 sump pumps to the catch basin is damaged and should be repaired (estimated cost between \$2,500 and \$3,000),
 - c. Eight of the back-up sump pumps need to be replaced (estimated cost of \$12,000), and
 - d. The sinkhole in the Building 3 parking lot has been stabilized and is not in need of immediate repair at this time.

The Board agreed to review these recommendations in detail on the August 18 regular weekly project update call.

Jake LaPointe left the meeting after providing his report.

Treasurer's Report

Will reported on the Association's finances. The key points being:

- **YTD Revenue** - \$8.9k over budget (2.8%)
- **YTD Operating Expenses** - \$5.1k over budget (2.2%)
- **YTD Capital Projects** - \$53.1k under budget (28.6%)
 - Despite the siding project expected to finalize at \$95k (or \$31k over budget), of which \$68.6k had been paid as of July 31, repairs to steps, roofing, storm drainage and culverts was aggregately \$48.2k under budget,
- **Cash Position** – The Association had \$308.4k in cash as of July 31 including:
 - Operating account of \$28.5k
 - Cash reserves of \$84.0k; and
 - T-Bills of \$195.8k,
- **Delinquencies** – There were 15 owners aggregately \$8.1k in arrears. Scott had instructed Moseley to file liens against the two largest offenders.

Roof Repair

Charles reported that he's awaiting an estimate from RC Construction as well as one other vendor. Dale had also submitted a bid, however, Paula noted that the Association should be mindful of any conflict of interest in hiring an employee for such projects.

Siding Project

Charles reported that the siding project for Buildings 5 and 8 was basically complete except for some minor soffit and vent work as well as the final walk-thru.

Pool Furniture

At the July meeting, the Board had approved the purchase of some new pool furniture including tables and chairs. However, because their delivery would not be available until late in the pool season, coupled with the higher than expected siding cost and more recent drainage expenses, the Board re-visited this appropriation.

Board Action: The Board voted 3-1 to cancel the purchase of new pool furniture and will re-visit the appropriation in FY26.

The meeting was adjourned at 10:02 a.m.