

Renihan Meadow Condominium Association Board

Monthly Meeting Minutes

September 27, 2025

The monthly meeting of the Renihan Meadow Condominium Association Board was called to order by President Scott Meyers at 9:03am on September 27, 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. Dale Pare attended to give the Property Manager's Report,

Scott Meyers – President's Comments

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

Dale Pare - Property Manager's Report

Dale and team accomplished the following MTD:

1. Step replacements is now complete with the routing the hand rails.
2. Verified CR team installed vents on building 8.
3. Completed inspection of the fire alarm boxes and horns with ESP. This was done over two days with 3 guys. Access was gained to required number of units in each building. Rest of the units where entry could not be gained the horn could be heard outside the door.
4. Jake LaPoint repair of drainage lines on south end of property completed. Back-up batteries still need to be installed.
5. Pool was closed for season and the pool company ordered new pool cover.
6. Two bear proof dumpsters added to north end of property and are working to keep the mess down.
7. Pressure washing completed except for a second go around of areas that were hard to clean at building 1, 4, & 7.
8. Residents have registered complaints about cats roaming freely around Renihan.
9. Doors to be posted on Oct 1st for bike racks/picnic tables storage during winter season.
10. The water leak coming from Unit 104 has been addressed.
11. Warnings issued on 9/26/2025 to Unit 55 for tires and stone slabs at front steps Unit 122 for property on/next to steps.
12. Residents have raised concerned about people speeding throughout association, requesting approval to add additional signs for speeding.
13. During weekly inspection found a washer and dryer in hall outside Unit 128 and asked resident to remove; filled a foundation crack on wall/floor of Building 6 to prevent further leak; and called JP Pest for big bee/wasp nest on Building 8 peak for removal

Will Peirce – Treasurer's Report

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

- YTD Revenue - \$12.0k over budget
- YTD Operating Expenses - \$14.5k under budget mainly because water and sewer bill is paid quarterly.
- YTD Capital Projects - \$27.0k under budget despite the siding project expected to finalize at \$95k (or \$31k over budget), while repairs to steps, roofing, storm drainage and culverts was aggregately \$48.2k under budget,
- Cash Position – The Association had \$292.4k in cash as of August 31, which was down \$16.0k from the prior month. Cash Position was made up of the following:
 - Operating account of \$6.5k

- Cash reserves of \$120.5k\$7,4
- T-Bills of \$168.5k – A reduction of \$27.3K

Delinquencies are up a bit to \$7,7k for sixteen owners as of the end of September. Since then, one owner has reduced their balance by 40% and another has paid in full bringing the delinquencies down to under \$6.3k, which is lower by \$1,8k with the hard work of Scott and Will.

Old Business

At the meeting 4 bids to repair section of the roof at Building 8 (around unit 123) was discussed. Charles got 4 bids with RC Construction being the lowest and American Home and Property Maintenance LLC being the second lowest. Because of the quality of work performed by American Home and Property Maintenance and the issues we had with RC Construction regarding the siding the bid was awarded to American Home and Property Maintenance. Four board members approved with one abstaining.

Charles reported on the progress regarding the siding of two building. Vent holes on both building are due to be reworked in October as it was done incorrectly.

Scott to follow-up with Mosely to see if lean was place on a Unit. If it was it needs to be removed as the owner has paid up.

Scott to follow-up with Jake LaPonte regarding copies of the drainage system mapping completed last month.

Dale to provide copies of all warning to Will.

New Business

Board agreed to pay Dale \$510 of his quarterly incentive potential of \$600 dollars. Will to communicate decision to Dale'

Dale to check pool lighting not working and Building 3 flood light timer issues.

Dale to secure keys for and lock all utility doors.

Some residents questioned why the pool was filled during the water ban. This was done to save the pumps from burning out and pool water from turning brackish.

Meeting was adjourned at 10:01am.

Special Meeting – August 21, 2025

A special meeting of the Renihan Meadow Condominium Association Board was called to order by President Scott Meyers at 9:00am on August 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

The meeting was called by Scott to discuss emergency repairs to the Renihan Meadows infrastructure.

Drainage and Sump Pumps

At the August monthly meeting Jake LaPoint Jake reported on the areas that require immediate 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 Building 7 sump pump 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)

Since these repairs were necessary preventive maintenance; and needed to be addressed immediately before the next bad rain storm the Board approved unanimously to move forward with the repairs. Since this was time sensitive it was determined that under the bylaws that the board was duly authorized to make the necessary appropriation of funds from the reserves and funds on hand.

Meeting was adjourned at 9:37am.