

## **Renihan Meadow Condominium Association Board**

### **Monthly Meeting Minutes**

**October 25, 2025**

The monthly meeting of the Renihan Meadow Condominium Association Board was called to order by Vice President Arnold Martens at 9:10am on October 25, 2025 via Google Meet. Also present were board members Will Peirce Treasurer; Paula Bettis and Charles Ayewa. Will seconded the call to order and all present approved.

#### **Arnold Martens Sitting in for Scott Meyers – President's Comments**

Arnold presented the minutes for September Board Meeting for approval, which was seconded by Will. Paula proposed two changes. Lighting was not working at the pool and the other was to incorporate the Special Meeting notes. All present approved the proposed change and additions to the minutes for publication.

#### **Dale Pare - Property Manager's Report Presented by Arnold Martens**

##### **Items completed**

1. Alarm circuit malfunctioning and is being monitored hourly by Dale and team until replaced.
2. Partial replacement of roof shingles on Building 8 completed.
3. Furniture was removed at both dumpsters and brought to the dump.
4. Replaced mail house bulb, but light still doesn't work. Arnold the electrician to check wiring
5. Pool cover is now in place.
6. Warning issued on 9/26/2025 for Unit 55 for having stone next to entry way.

##### **Items to be done**

- 1, Looking at different type of locks for electrical room. A standard knob set would require having a master key made by a locksmith or setting them to the same key for all. Dale talked to Scott about digital locks.
- 2 JP Pest to come out October 29<sup>th</sup>. It was noted that they do not spray for pests inside the common basement hallways. They just check mouse bait boxes
3. By October 30<sup>th</sup> all picnic tables to be put away for season and looking of two entrances to basketball court.

#### **Will Peirce – Treasurer's Report**

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

- YTD Revenue - \$6.6k over budget
- YTD Operating Expenses - \$2.2k over budget, which is less than 1% variance.
- YTD Capital Projects - \$28.0k under budget mainly because of step repairs moving to 2026 and waiting on the \$13.0k bill for roof repairs.
- Cash Position – The Association had \$288.6k in cash as of September 30<sup>th</sup>, which was down slightly from the prior month. Cash Position was made up of the following:
  - Operating account of \$10.4k
  - Cash reserves of \$278.2
  - T-Bills of \$132.2k – A reduction of \$36.3K

Delinquencies are down to \$4.2k for fifteen owners as of the end of September 2025.

## **Old Business**

Charles to check with RC Construction regarding fixing the flashing at Units 78 & 79. Also, now that fall cleanup has been completed RC needs to sweep for nails.

Arnold and Will to complete the twice weekly management reporting for Dale's use.

Jake's Plumbing completed the 3 projects, but we have not been billed as of yet.

## **New Business**

Dale and Scott to provide pricing on securing utility rooms.

Per one of the board members Unit 71 has vehicles that occupy 5 spaces. They are paying for one visitor's spot. There is a car with expired plates that should be fined and owner told to remove. There is also a car from Texas there on a regular basis. Information to be gathered and owner to be contacted.

Some residents have asked one of the board members to look at the number of dogs on the premises. The board is not taking action due to Federal law in regards to service animals and NH State law in regards to support dogs making it nearly impossible to manage and very expensive for the Association to monitor and regulate.

Next meeting moved from November 15<sup>th</sup> to the 22<sup>nd</sup>.

Annual Owners meeting set for February 7<sup>th</sup>.

Arnold to work with attorney to have two amendments to the bylaws added at the annual meeting. This includes increasing the discretionary capital expenditure cap from \$5k to \$30k and allowing remote meetings and voting under the NH Condo Association rules.

Meeting was adjourned at 10:01am.