

Renihan Meadow Condominium Association Board

Monthly Meeting Minutes

November 22, 2025

The monthly meeting of the Renihan Meadow Condominium Association Board was called to order by President Scott Meyers at 9:03am on November, 2025 via Google Meet. Also present were board members Arnold Martenns Vice President and Secretary; Will Peirce Treasurer; Paula Bettis and Charles Ayewa. Arnold seconded the call to order and all present approved.

Scott Meyers – President's Comments

Arnold presented the minutes for October Board Meeting for approval. Paula requested a minor change to the minutes so they included discussion about dogs and the fact that the board was taking no action due to Federal law around service dogs and NH State law around support dogs. All present approved the proposed addition to the minutes for publication.

Dale Pare - Property Manager's Report

Items completed

1. Warnings were issued to Units 43 (tires next to steps); Unit 46 (trash on steps); and Unit 127 (trash on steps).
2. Oversaw ESP and the fire department installation of new fire panel unit.
3. Checked out the loose vinyl on back of Building 8 and repaired,
4. Talked to owner of dryer in basement by Unit 128 about removing said dryer.
5. Bike racks moved to shed area and picnic tables stored in shed.
6. Snow / winter notices posted on November 12, 2025.
7. Completed the repairs to part of roof at Building 8.
8. During a walkthrough with the Association President noticed a water gathering by Building 8 indicating a clogged pipe.

Review of Renihan Property Inspection Report

Dale has started using the report developed by Will with some suggestions from Arnold. Some items listed on the report are:

1. Cracks in walls outside Units 67, 72, and 74 need attention and repair.
2. Lock stuck at basement door at Building 1.
3. Tenant occupying Unit 35 told that there is a leak from the unit going into the basement that needs to be repaired by the owner.
4. Meeting with a contractor to check out why light at mail house is not working after light replaced and breaker checked.
5. Told owner of golfcart behind Unit 14 it needed to be moved.

After further discussion it was decided a few additional tweaks will be made to the form allowing Dale to do repairs and such up to a certain dollar level without need of reporting first to the Board. All agreed that is a living document that will evolve over time as it is finetuned, but never finished.

Will Peirce – Treasurer's Report

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

- YTD Revenue - \$12.3k over budget
- YTD Operating Expenses - \$2.1k over budget, which is less than 1% variance.
- YTD Capital Projects - \$15.1k under budget mainly because of step repairs moving to 2026.
- Cash Position – The Association had \$294.5k in cash as of October 31st, which was up slightly from the prior month. Cash Position was made up of the following:
 - Operating account of \$4.1k
 - Cash reserves of \$290.4k
 - T-Bills of \$97.9k – A reduction of \$34.3K

Delinquencies are holding at \$4.2k for nine owners as of the end of October 2025.

Old Business

Charles to follow-up with RC Construction regarding insulation sticking out in the back of Building 5 that needs to be fixed; outlet and bay trim by Paula's unit: and now that fall cleanup has been completed RC needs to sweep for nails in the flower beds and by the road.

Scott to follow-up with Jake LaPoint regarding the plumbing bill for the completion of the 3 projects. Also, he will work to secure the mapping and make a copy.

No news from the insurance company lawyers regarding the two lawsuits. Scott will follow-up to see if there are any updates.

New Business

When ESP replaced the fire panel, they indicated that the pull boxes are not needed, Dale to check with fire department if this is the case and it would be safe to remove.

Dale and Scott to provide pricing on securing utility rooms.

Jake LaPoint cut through the roots blocking the pipe by Building 8. This was caused by a tree close by. The board discussed the removal of the offending tree. At this time no action to be taken.

Will led a discussion to accelerate of siding and front step replacement as well as doing some additional landscaping; resurfacing the pool area and adding several small pavilions over the next couple years while taking out a loan to help reduce any significant increases in HOA fees. It is believed that this will enhance the quality of life at Renihan while enhancing the value of everyone's property.

Dale will work with Paula to put up the Christmas tree and garland shortly after Thanksgiving.

Dale to remove barrels and slide cover on Monday.

Meeting was adjourned at 10:50am.