

Renihan Meadow Condominium Association Board

Monthly Meeting Minutes

December 20, 2025

The monthly meeting of the Renihan Meadow Condominium Association Board was called to order by President Scott Meyers at 9:01am on December 20, 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. Dale Pare attended the early part of the meeting to give his report.

Scott Meyers – President's Comments

Scott presented the minutes for the November Board Meeting for approval. Will seconded and they were approved unanimously. As they were a number of items on the agenda Scott handed the meeting over to Dale

Dale Pare - Property Manager's Report Presented

Items completed

1. Warnings were issued Unit 2 (trash on steps, tub next to steps); Unit 77 (tool box & other items out back); Unit 112 (wood next to steps); Units 119, 120 and 122 (grill in middle of lawn); and 123 (trash on and tires by steps). Warning to Unit 120 became a fine when grill not moved.
2. Warnings were left with several cars. A blue vehicle for leaving a said vehicle on an endcap; a silver vehicle for leaving a said vehicle on an endcap; and a green vehicle for leaving said vehicle on an endcap.
3. Little black car got a warning and then a fine for expired registration.
4. Warning then fine was issued to occupant of Unit 42 for illegal dumping
5. On December 7, 2025 a leak was reported by the Lebanon Police and Fire Departments in the common hallway outside of Unit 86. Pipe(s) had burst in the Unit and was address by Dale's Handyman/Home Repair Services and Parshall Plumbing. All expenses are being born by the owner of the Unit.
6. On December 8th another leak was discovered outside Unit 35. Cause was a burst pipe from within the Unit that leaked through the floor and drywall. This also was addressed by Dale's Handyman/Home Repair Services. Water was removed; common hall drywall repaired; insulated the ceiling; replaced studs were needed and treated to prevent mold.
7. New exterior light at pool house installed after examination by contractor friend of Dale's
8. Removed furniture and light trash; moved flower pots by entry way; and cut & removed fallen tree by Building 2 dumpster area
9. Alarm reported on December 12 at 9:45 pm by a tenant, which was inspected immediately. It was determined that that the Unit needed smoke detector battery, This was determined that this type of incident was not the responsibility of the HOA

Will Peirce – Treasurer’s Report

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

- YTD Revenue - \$0.6k over budget
- YTD Operating Expenses - \$13.6k over budget, which is less than 3% variance.
- YTD Capital Projects - \$32.6k over budget mainly because of all the drainage fixes and replacement of sump pumps.
- Cash Position – The Association had \$228.4k in cash as of November 30th, which was down \$66.1k from the prior month due to payment of two large bills. One for the drainage fixes and sump pump replacements and the other for quarterly water and sewer bill. Cash Position was made up of the following:
 - Operating account of \$50.0k
 - Cash reserves of \$178.4k
 - T-Bills of \$93.1k – A reduction of \$4.8K

Delinquencies are down to \$3.4k for nine owners as of the end of November 2025. Will was commended for his efforts in bringing this number down significantly over the last two years.

2026 Budget and Capital Plan

Will presented the proposed budget for 2026 which included increases in some areas like water & sewer, insurance, trash removal, professional fees going up a bit more than the inflation rate and several others at the inflation rate. There were several proposed major changes to the budget and capital plan:

1. Roll the quarterly \$100 special assessment that was to run thru 2029 into the monthly HOA fee
2. The six remaining building to be sided in 2026 instead of doing it over 3 years as outlined in last year’s 5-Year Plan.
3. Take out a \$300,000 loan to help with the accelerated timeline.

To help pay for this so everyone benefits sooner than later the HOA Fee would go from \$358.33 (\$325 base plus 1/3 of the quarterly \$100 assessment or 33.33) to \$395 starting in April 2026 for a monthly average HOA fee of 377.50 or \$19.17 over the average monthly aggregate HOA fee of \$358.33 for 2025. The board unanimously approved the proposed budget; a minor fee increase; and the accelerated capital expenditure plan with the necessary loan to accomplish.

Also discussed was the proposed compensation plan for the Property Manager that is up for renewal in April 2026. It was proposed that more of the monthly compensation be put at risk while increasing the overall potential by 5.6%. The monthly compensation would down \$200 a month to \$2,000 a month and the bonus potential would go from \$600 to \$1,600, Will asked for approval to move forward on this, which was seconded by Scott. It was approved unanimously.

Old Business

Property Management bonus for 4th quarter was discussed and voted on. The vote was unanimous to give 100 percent on rules enforcement (\$120), reporting (\$120) and 50% at board discretion (\$30). The vote was 4 to 1 in favor of giving 100% on property reporting (\$300). Total bonus for 4th quarter comes to \$570.

Scott to let Dale know to order up 16 combination locks from Home Depot. for utility doors in basements

Scott to followed up with insurance company regarding the two lawsuits. No changes since last update.

Scott has the drainage mapping from Jake LaPoint and will be going to Staples to have copies made.

New Business

Scott to tell Dale to check cameras to see if he can find preparators of mattress and treadmill dumping behind the dumpster at the south end. If found, need to fine and charge fee for bringing to the dump.

Annual meeting plan was discussed. Scott to secure library meeting room. Will to take the lead on preparations and interaction with Mosely. Will would like the following by the Monday December 29, 2025:

1. Cover letter from Scott to go with package touting accomplishment and vision for the future.
2. Proposed budget and capital plan
3. Paula and Scott to write-up short blurb for re-election to board
4. Arnold to provide rational for amendments to bylaws
5. Will to finalize budget

Will to work with Mosely to clarify proxy procedures and form to complete if people want to be on the board.

Meeting was adjourned at 10:28am.