

Renihan Meadow Condominium Association Open

Board Meeting Minutes

March 21, 2026

The open board meeting of the Renihan Meadow Condominium Association was called to order by President Scott Meyers at 9:02 on March 21, 2026 via Zoom. Also present were board members Arnold Martenns VP and Secretary, Will Peirce Treasurer, several owners, and Bill F. representing WFK. Arnold seconded the call to order and was approved by all. Dale Pare our Property Manager was also present.

Scott Meyers – President's Comment

Scott welcomed everyone to the open board meeting and called for the approval of the February 7, 2026 minutes, seconded by Will and approved unanimously by the quorum of board members present.

Dale Pare - Property Manager's Report

- 1, Reinstalled falling vinyl siding at each of the buildings sided last year; removed several items from around the dumpsters; repaired drywall holes in common hallways in Building 3, 5, 7 & 8; and replaced light bulb on mail house.
2. There were several weather-related projects that were completed:
 - a. Cleaned clogged water release at end of Building 7.
 - b. Repaired leak at roof boot of Building 4 due to ice dam.
 - c. Removed fallen trees due to storm.
 - d. Sealed small leak where foundation meets the window in basement of Building 6.
 - e. A frozen / clogged culvert by dumpsters was cleared.
3. Reported leak from 74 to 73 that spread to the common hall to owners of unit 73 and 74. No damage to common hall.
4. Posted the falling warnings:
 - a. Warning posted on vehicle for being parked on end of building grass by Building 8. Vehicle subsequently moved.
 - b. Warning posted to Unit 114 for leaving trash bags in common hall outside unit door, contacted tenant as well. Trash subsequently moved.
5. Alarm sounded at one of Building 3s sump pump and Jake LaPoint was called in to address.

Will Peirce – Treasurer's Report

As Mosely is in the middle of a systems change over there is not much to report. That said we are on track when it comes to capital expenditures. We currently have \$258k in cash of which \$83k is in treasuries earning 3.5%. The loan to help pay for the siding of all the buildings this year is in underwriting at the bank. A lien will be place on one property for overdue HOA fees totaling over \$1,700 and a strongly worded letter is being sent to another.

Old Business

Board briefly discussed the Property Managers quarterly compensation. It was agreed to pay 100% of the property inspection and rules oversight and 50% of the reporting and discretionary. This was approved unanimously by the attending board members. Starting in this April the variable pay will go up while the fixed hourly goes down.

The owners were informed of two insurance claims. One is scheduled to go to trial in November. The other is still currently being investigated by the insurance company.

New Business

Both Dale Pare and a couple unit owners brought up the sinkhole at the grate by Buildings 3 and 4. There have been cones marking the area for over a year. Dale reported it is getting worse and recommended that Jake LaPoint be contacted. Scott to contact Jake and have him look at getting this repaired sooner than later.

Arnold asked for feedback on how to get bylaws approved as we have some critical needs to make some changes so the association may run a bit smoother. Use DocuSign and door to door canvassing to get signatures was suggested. This will be taken under advisement.

Plowing and landscaping seem to be an issue for the owners attending. Owners said that on many occasions the plowing is not done at the times indicated, causing a lot of frustration. Current contract ends in December. Scott has been tasked with getting bids at or lower than the current fees. It was also suggested that we get a committee of owners and tenants to do a bit of planting and other gardening chores. Scott to talk to Ms. Young who resides in Unit 5 to see if there is any interest in heading this effort.

It was brought to the boards' attention that the dumpster doors on the side do not slide easily. Dale to grease them and also contact Casella about our concerns.

It was also brought to the boards' attention that several units are not moving their trash from the steps in a timely manner. Dale to issue more warnings and repeat offenders will get fines.

Meeting was adjourned at 10.01am.