

Renihan Meadows Board Meeting Minutes

April 18, 2026

Call To Order

Scott Meyers called the Zoom meeting to order at 9:03 a.m. by unanimous vote. Attendees included Scott Meyers, Will Peirce, Charles Ayewa, Ken Ryan and Dale Pare with a quorum being duly satisfied.

Property Manager's Report

Dale provided updates as follows:

- Warning posted #114, trash in common hall
- Warning posted #43, trash on steps
- Alarm panel sounding #8 basement, contacted Allan ESP
- Allan addressed alarm panel
- Fine posted #43, illegal dumping
- Fine posted #128, dumping drill at dumpster
- Vehicle on end of building #8, owner/tenant contacted
- Installed new solar lights to entry sign
- Alarm sounded in building #6 basement, smoke detector being changed sounded alarm
- Picked up trash from bear due to tenants/owners not closing side doors on 3/24/26, 4/10/26, 4/14/26 and 4/17/26
- Set out picnic tables, bicycle racks
- replaced mail house doorknob, coordinated with postal service. Mail carrier reported not being able to enter
- Grate between building 3-4
- Town of Lebanon did water pipe inspections and report is pending, but all looked satisfactory during inspection

Additional discussions were conducted about:

- Placing notices on dumpsters to remind residents to fully secure dumpster doors to prevent bear access
- Dale will replace the mail house door lock and install a new striker plate
- Dale will replace a broken door lock on one of the Building 7 bulkheads
- Ken suggested that the Association place a portable toilet in the pool area

Treasurer's Report

Will provided an overview of the March financials including

- **YTD Revenue** is \$.2k BELOW budget
- **YTD Operating Expenses** are \$8.5k ABOVE budget
- **Capital Expenses** are \$4.6k BELOW budget
- **Year-To-Date Surplus** of \$30.0k
- **Net Cash Position** is \$292.9k
- **T-Bills** total \$108.0k (par value of \$110.0k) with an average annual interest rate of 3.68%, and
- 5 major **HOA delinquencies** totaling \$4.9k.

The major delinquent is Casey (unit 56) with \$1.8k past due as of March 31, 2026. Scott will ask Moseley to place a lien on the property.

Pool Maintenance

Scott asked about pool maintenance for the coming summer and if Chris Morin was still available to open and close daily as well as monitor water quality. Dale agreed to contact Chris and confirm his 2026 availability.

Scott also noted that Dulacs – the vendor that has provided standard pool maintenance and servicing for the past three years – has never submitted a bill for those services despite numerous notices to Dulacs of such.

Building 3 Parking Lot

The grate in the Building 3 parking lot has had a traffic cone for nearly two years without any action being taken. LaPointe Plumbing has asserted that there is no urgency to this situation, however, the continued presence of the traffic cone suggests that the Association is aware of an issue with that grate, but has done nothing to address the matter. This is not a good visual.

Dale said he'd remove the traffic cone and Scott will get a bid from LaPointe to address.

Entrance Lighting

A motion was introduced, and duly seconded, to install solar lighting on the Mascoma Street entrance sign at an estimated cost of \$600.

Board Action: The Board voted unanimously to install carriage house solar lights on the entrance sign.

Renihan 2.0

Will reintroduced the concept of materially improving the property (beyond that currently contemplated in the 2025 approved five-year capital plan) to allow for the alignment of Renihan rents with the overall Lebanon market. No major discussion was held other than Will committed to looking at a less costly approach to achieving this end and will discuss at the May Board meeting.

Picnic Area

Will had submitted a recommendation to paint the former and remaining basketball area, install two pergolas and place four picnic tables (currently owned by the Association) to provide a resident amenity as well as to improve this section of the property.

There had been some previous concerns discussions regarding this initiative that were centered on the by-law requirement that owner approval is required for any capital expense above \$5,000. In this specific situation, the owner approved 2026 budget does include \$5.0k for tennis court/fence repair as well as \$2.0k for pool repair such that this might be a semantic discussion regarding the \$5.0k by-law limitation.

As such, no action was taken at this meeting, however, Scott asked that Board members submit their votes on this proposal directly to him via email.

Vendor Management

Will discussed the desire to establish more comprehensive vendor management policies (contract maintenance, scopes of service, insurance confirmation and documentation, administrative oversight, etc.) and agreed to put together an outline of such protocols for future Board consideration. The current Moseley contract negotiations could dovetail into this effort as well as many of these duties will involve them.

Property Taxes

Scott noted that Lebanon property taxes could increase by as much as 10% in 2026.

Adjournment

A motion to adjourn was introduced, duly seconded and unanimously agreed at 10:35 a.m.