

Renihan Meadow Condominium Association Board

Monthly Meeting Minutes

May 16, 2026

The monthly meeting of the Renihan Meadow Condominium Association Board was called to order by President Scott Meyers at 9:11am on December 20, 2025 via Zoom. Also present were board members Arnold Martenns Vice President and Secretary; Will Peirce Treasurer; Ken Ryand and Charles Ayewa. Arnold seconded the call to order and all present approved.

Scott Meyers – President's Comments

Scott presented the minutes for the April Board Meeting for approval. Will seconded and they were approved 4 to 0 with Arnold abstaining as he was not at the meeting.

Dale Pare - Property Manager's Report

There was not report this month as Dale was not available and no report provided

Will Peirce – Treasurer's Report

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

- YTD Revenue - \$4.4k under budget due to higher then expected delinquencies
- YTD Operating Expenses - \$7.5k under budget
- YTD Capital Projects - \$44.1k under budget mainly because the residing has not begun
- Cash Position – The Association had \$262.9k in cash as of the end of the month, which was down \$30k from the prior month due to payment of a quarterly bill.
- There are now 7 major HOA delinquencies totaling \$7.4k.

Will is working with Mosely on a 5-year agreement with minimal increase year over year. The only sticking point so far is agreeing to some type of monetary compensation for early termination. Ken has agreed to review this for the board.

Old Business

Discussions continued regarding what could be done to continue to improve the property. After lengthy discussions it was proposed by Will that \$3,250 of the tennis court capital budget be used to purchase and assemble a 12'x20' gazebo for the area and \$2,000 of the pool capital budget be used to purchase and assemble a 12'x15' gazebo for the pool area. This was seconded by Arnold and approved unanimously.

Last month it was proposed that the association secure a port-a-potty for the pool area. Will reported that Dale did some research and it was determined that it could be done fairly cheaply. The concerns are the placement, securing the port-a-potty so it can't be tipped over by natural or unnatural causes and the servicing. Will to follow-up with Dale to work with the vendor on this.

The carriage house lights look great by the front entrance. Arnold proposed and it was seconded by Scott that we add 4 (one to the first post, one to the last post, and two in between). This was approved unanimously.

New Business

Arnold to work on contract with siding company so the contract it includes a clause about use of materials

consistently across all buildings as well as regular inspections.

It was proposed and approved unanimously to include privacy strips for two thirds of the fencing around the pool.

Adjournment

A motion to adjourn was introduced , duly seconded and unanimously agreed at 11:12am

Meeting was adjourned at 10:28am.