

Renihan Meadow Condominium Association Board

Monthly Meeting Minutes

August 22, 2026

The monthly meeting of the Renihan Meadow Condominium Association Board was called to order by President Scott Meyers at 9:01am on August 22, 2026 via Zoom. Also present were board members Arnold Martenns Vice President and Secretary; Will Peirce Treasurer and Ken Ryand and Property Manager Dale Pare. Will seconded the call to order and all present approved.

Scott Meyers – President's Comments

Scott presented the minutes for the July Open Board Meeting for approval. Will seconded and they were approved unanimously.

Dale Pare - Property Manager's Report

1, There were 6 warnings issued for such things as trash and other items on steps and vehicle not being registered.

2. There were several maintenance and repair items completed:

- a. Replaced mail house door and trim as requested by Lebanon Postal Service
- b. Removed tree by dumpster that was hit by lightning and wind-blown tree limb by playground.
- c. Repaired downspout on Building 4.
- d. Sump pump alarm at Building. Float unstuck and repaired,
- e. Fastened rail post at Unit 59.
- f. Attached loose vinyl at mail house.
- g. Installed solar lights on eight posts along entry fence
- h. Breaker at pool-house replaced by electrician. The lights at Building were checked & fixed.

3. Activity for upcoming weeks:

- a. Pool house door rust to be addressed.
- b. Fix surface cracks in the common hallways.
- c. Getting estimates for curb painting.

4. Vinyl siding started on Buildings 1 and 4. Siding team found severe rot at back of Building 4. This was repaired by the siding team prior to proceeding.

Will Peirce – Treasurer's Report

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

- YTD Revenue - \$2.5k under budget
- YTD Operating Expenses - \$6.5k under budget
- YTD Capital Projects - \$265.5k under budget mainly because the residing & step replacement has not begun
- Cash Position – The Association had \$408.5k in cash as of the end of the month, which was down \$30k from the prior month because insurance payout money was moved into a separate account.
- The loan of \$250k has been paid down to \$139.4k after 3 payments.
- There are now 4 major HOA delinquencies totaling \$6.6k.

Will is working with Mosely to recategorize a number of items put against the wrong line item.

Old Business

Work on siding buildings 1-4 has begun. It was reported that it is going very quickly and all should be done by the end of October.

The HOA is still holding \$20K in the unit flooding paid out by Vermont Mutual to the HOA to reimburse the home owner. Will proposed that we release another \$10k as the owners of the unit signed the agreement not to file for additional funds. The was seconded by Arnold and approved unanimously.

Painting of the curbs in yellow was moved to the spring of next year. The cost is \$2,200.

New Business

The sign by the flowerbox out front was stolen. Dale to have the posts removed and report the theft to the police.

The board agreed to start the 2027 budget process in September 2026 so that we could seek approval in December instead of January / February 2027. Basically, we would moving our annual meeting to mid-December 2026.

Dale to check with the town to see what the code requirements are for lighting common areas. Will to check with our insurance carrier to get a feel. The reason for this is that the board is looking to remove the floodlights on the building and possibly replace with solar lights that look like gas lamps with light pole.

The board is looking at possibly renaming the property. This would be done as a DBA (Doing Business As) so we can keep the current tax id. Dale to check with the post office to see what the process is to update the mailing address if the name is changed.

Chis is not opening the pool and unlocking the porta potty on a timely basis. Dale to let him know he is done and Dale's team will take this on going forward. Any moneys owing for services rendered for August and September will now go to Dal's team.

Adjournment

A motion to adjourn was introduced, duly seconded and unanimously agreed to adjourn at 10:36am.