

Renihan Meadow Condominium Association Open

Board Meeting Minutes

July 18, 2026

The open board meeting of the Renihan Meadow Condominium Association was called to order by Vice President & Secretary Arnold Martens at 9:04 on July 18, 2026 via Zoom. Also present were board members, Will Peirce Treasurer, Ken Eryan and several owners. Will seconded the call to order and was approved by all. Scott Meyers President, Charles Ayewea a board member and Dale Pare our Property Manager were not able to attend.

Arnold Martens – VP and Secretary

Arnold Martens welcome everyone to the open board meeting and called for the approval of the March 21st and May 15th minutes. This was seconded by Will and approved unanimously by the quorum of board members present.

Arnold Martens - Property Manager's Report

Dale was not able to attend so Arnold summarized the report for the attendees

- 1, There were over 18 warnings issued for such things as trash and other items on steps; vehicles not being register; dumping of animal waste, and grill left in middle of lawn.
2. There were several pool opening related projects that were completed:
 - a. Installed pool and former tennis court gazebos and painted court surface
 - b. Installed slats to create a bit of privacy around the pool.
 - c. Oversaw the delivery and set—up of the porta potty.
3. Worked with Casella to replace the dumpster with the broken lid.
4. Several other projects were completed:
 - a. fastened deck boards Unit 46 and repaired stringers Unit 12
 - b. Reattached vinyl siding on Building # 3 and removed bees next from same.
5. Checked lights that were out at the pool-house and mail-house. Replaced some and reset timer. Also called James Electric to check lights that are not working properly.
6. Sump pump alarm in Building # 8 went off and Jake LaPoint was called to address.

Will Peirce – Treasurer's Report

Will reported that Revenue, Operating Expenses and Capital Expenditures were basically on track. Capital Expenditures were a little behind because the siding and step projects were slightly delayed due to final contract negotiations and material delays.

Will indicated the board was looking at formalizing the process / procedures in regards to delinquencies. Basically, the board would send out a warning after 30 days; dunning letter after 60 days and institute a lien after 90 days.

Will briefly talked about two lawsuits. There was a slip and fall last winter. Plaintiff was recently deposed and trial will be held at Grafton Superior Court in November. There was another suit by a person who cut their foot on siding project debris. Since this occurred before any work was started on their building the board believes this is without merit.

Old Business

Siding materials have not arrived as yet. Causing delay in the project getting started. It is expected to arrive withing the next 10 days.

There was some talk about the snow plowing. People believe the timing of the plowing needs to change and we should look at a skid steer. The board will look at the timing that better accommodates the majority of people. The board is also entertaining looking at new vendors for both mowing and snow removal

New Business

Paula asked the board to look at the lack of siding at the bottom of the Mail House.

As a new owner Pete indicated that he was not notified about the siding project. He was told by his tenant. The board agreed we need to go beyond posting doors and also send out communications to owners who do not live on site.

Katherin asked if there was any conflict of interest / personal relationships between board members and vendors. Will stated that all dealings were done on an arms-length basis.

Paula indicated there continues to be issues with the outside lighting. James Electric will be checking this out in the next two weeks.

Several people commented on the fact that the pool area looked great. Ken suggested that we get a grill that sites on a swivel pole and put it at the old tennis court by the new gazebo in the crushed rock area. Around proposed that we set aside \$400 to \$500 to make this happen. This was seconded by Will and approved 4 to 0.

Ken suggested that we repaint the yellow curbing that has faded. Arnold proposed that we get bids to do the same. All agreed.

Meeting was adjourned at 10:10am.