

Meadowlands Condo Association

Keene, NH

Keene, New Hampshire
May 13, 2026

Minutes of the Meeting of the Board of Directors

A meeting of the Board of Directors of the Meadowlands Condo Association was held on May 13, 2026, at the Meadowview Knolls Clubhouse.

The following Board members were present: Norma Couture, Ray Harvey, Ralph Mancinelli, Ronald Saunders, and Annette Sturtz. A quorum being present, the meeting was called to order at 7:07 PM by the President.

Approval of Prior Minutes

The minutes of the April 19, 2026 meeting were presented and approved. The minutes of the April 21, 2026 special meeting remain under review and will be considered for approval at the next regular meeting.

Treasurer's Report

The Treasurer presented the financial report. The Association's bank balance is \$54,117.72, subject to pending transactions. Year-to-date operational income is \$86,259.32. Year-to-date loan payments total \$4,883, and operating expenses total \$19,910.74. The report was received and accepted.

Buildings and Grounds

The Board considered a proposal submitted by the owner of Unit 36D for the reconstruction of the patio adjacent to the sunroom. Upon motion duly made and seconded, the Board voted unanimously to approve the proposal, subject to the following conditions: the work must remain within the existing footprint; planters must be permanently anchored; all steps must comply with applicable code requirements; and contractor drawings and proof of insurance must be provided prior to commencement.

The Board reviewed winter-related damage to trees, landscaping, and lawn areas, including deterioration near the driveways at Building 36. Based on the arborist's recommendations, the Board approved the necessary treatments and repairs to the trees, with an estimated cost of \$3,250, noting the importance of preserving ornamental trees.

The Board discussed the potential installation of an additional outdoor water faucet to support irrigation needs. After consideration, the Board determined to defer action on this item pending further review of budget priorities.

The Board reviewed plans for annual pressure washing of Association buildings. The work is expected to be completed during June or July of this year.

The Board discussed required annual fireplace inspections and cleaning. It was noted that vendor costs have increased, with pricing as high as \$350. Unit owners will coordinate directly with service providers. The Board emphasized the importance of obtaining competitive pricing.

The Board discussed the issue of vehicle parking limitations in light of increased demand and limited available space. No action was taken. The matter will be revisited following further analysis.

The Board reviewed the condition of the electrical junction box near Unit 36A, which remains cracked due to prior plow damage. While Eversource performed temporary repairs during the winter, permanent repairs have not yet been completed. Responsibility for the cost of repair rests with AGM. Follow-up action is required to ensure completion.

Adjournment

There being no further business, the meeting was adjourned at 8:32 PM.

Respectfully submitted,
Ronald T. Saunders
Clerk, Board of Directors
June 6, 2026
