

Meadowlands Condo Association

Keene, NH

June 11, 2026

Minutes of the Meeting of the Board of Directors

Open Meeting for Owners

Date: June 11, 2026

Time: 4:30PM

Location: Meadowview Knolls Clubhouse

Board Members Present: Norma Couture, Ralph Mancinelli, Ronald Saunders, Ray Harvey.
Annette Sturtz was absent.

A quorum was present, and the meeting was called to order at **4:30 PM** by the President.

Executive Summary

This was an open meeting for all condo owners with seven condo units represented by owners (ten individuals present). The meeting reviewed and approved minutes from the April 21st and May 13th meetings. The Treasurer's financial report was presented by the President in the absence of the Treasurer. Upcoming summer projects were discussed with costs involved. Landscaping issues were discussed, including tree management and a \$3500 root system application and fall pruning. Parking concerns were raised, with potential for limitations to address future overflow issues. The meeting concluded with a motion to adjourn.

Administration

Review and Approval of Meeting Minutes

Upon review of the minutes from April 21, 2026, a motion was made and seconded to approve the minutes as distributed. Minutes from April 21 approved unanimously.

Upon review of the minutes from the May 13, 2026, meeting, a correction was made to the cost of the arborist tree care. A motion was made and seconded to approve the minutes as amended. May 13 minutes approved as amended unanimously.

Financial Review

Category	Budget / Expected	Actual to Date
Annual Income	\$190,080	\$98,680
Interest Income	\$1,100	\$489
Capital Reserve Fees from Unit Sales	—	\$1,000
Administrative Expenses	\$28,450	\$22,346*
Operating Expenses	\$61,310	\$25,381
Capital Expenses	\$85,643	\$14,225

Total Current Checking/Savings \$62,183.14

Total CD valuation \$32,159.23

*includes loan payments of \$6104, along with professional services, taxes, insurance, and administrative expenses.

The Association has received \$98,680 of the projected annual income of \$190,080. Capital expenditures to date total \$14,225, including the roofing deposit and handrail projects. Administrative and operating expenses remain within budget projections.

Roofing Project

Plans are in place to begin the ongoing roofing project for this summer season in August. Units identified for replacement are building 36 and building 38 A/B plus dormer. A deposit of \$9,424 was paid to W.E. Brown. An owner inquired about the cost of porch replacements as budgeted for \$10,000 which was confirmed.

Landscaping and Grounds

Continuing an issue from the previous board meeting, a report on consultation with an arborist regarding the rapid decline of several fruit and other distressed trees on the property was discussed. The arborist attributed the decline to environmental conditions including heat, dryness, and soil contamination and provided a treatment plan aimed at restoring tree health. The proposed plan, costing \$3500, includes a summer deep-root nutrient treatment and fall pruning. Following discussion, the Board approved the proposed treatment plan as part of the landscape budget.

AGM, the landscape contractor, removed brush piles and relocated several boulders. An owner inquired about the removal of a stump remaining from a previous tree removal. The cost being \$500, the task is on hold pending budget and other issues. AGM provided the labor for planting grass on the edges of driveways and overflow areas. Owners raised concern about the impact of

salt application on the grass and the need for alternative solutions. The Board considered the possibility of rethinking plowing methods to reduce damage to the property.

Power Washing and Chimney Inspection

Power washing has been scheduled for July 7th and 8th, with a rain date of July 9th. Four buildings in total (2 sides of each building) are scheduled for completion.

The importance of yearly inspection of chimneys, whether they be in use or not, is a master insurance requirement. The Board has received a price of \$85 per inspection, paid by the homeowner, with additional cost for cleaning if necessary. Homeowners may use a contractor of their choice.

Parking Rules and Future Planning

The Board discussed the need for clear rules regarding parking and the increasing number of vehicles on the property, and owners with multiple cars. The Board considered the possibility of potentially restricting the number of cars in overflow parking and requiring cars to be parked in garages. The Board emphasized the importance of addressing this issue proactively before problems arise. The owners expressed general support for exploring revisions to the parking policy. The Board will continue discussions and further exploration of this topic.

The Board discussed the potential impact of allowing RVs on the property and the need for clear rules. An owner discussed the importance of not allowing any RV parking on premises.

Action Items

Action Item	Responsible Party	Target Date
Begin roofing project.	W.E. Brown / Board	August 2026
Schedule power washing.	Contractor	July 7–8, 2026
Continue parking policy review.	Board	On-Going
Obtain chimney inspections.	Homeowners	As Scheduled

Adjournment

There being no further business, a motion was made and seconded to adjourn the meeting. The meeting was adjourned at **5:25PM**.

Next Meeting: July 8, 2026

Respectfully submitted,

Ronald T. Saunders

Member, Board of Directors and Clerk

July 1, 2026