

Meadowlands Condo Association

Keene, NH

Keene, New Hampshire
July 8, 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 July 8, 2026, at the Clubhouse.

The following Board members were present: Norma Couture, Ray Harvey, Ralph Mancinelli, and Ronald Saunders. Annette Sturtz was absent. A quorum being present, the meeting was called to order at 4:05pm by the President. Also in attendance was Susan Thode (30D) representing the parking committee.

Approval of Monthly Minutes

The minutes of the June 12, 2026, Board meeting were presented. Upon motion duly made and seconded, the minutes were approved as presented.

Treasurer's Report

In the Treasurer's absence, the President presented the monthly financial overview.

- Association bank balance: \$70,447.50
- Certificate of Deposit balance: \$32,252.01
- Year-to-date operating income: \$119,089.00
- Year-to-date loan payments: \$7,325.00
- Loan balance: \$38,350.06
- Year-to-date operating expenses: \$49,263.21

Major expenses included ongoing landscaping services and an advance payment for the summer roofing project.

The Treasurer's Report was received and accepted.

Buildings and Grounds

- Skylight replacement pricing for owners in buildings scheduled for roof replacement in August was reported at approximately \$1,700 per skylight, with no price difference between operable and fixed units. Owners are responsible for the replacement cost.
- Power washing has been completed. Several owners elected to have their patio areas cleaned as part of the project.
- Fireplace inspections are underway.

Parking Committee Report

Susan Thode (Unit 30D), representing the Parking Committee (Susan Thode, Ralph Mancinelli, and Marti Towns), presented current parking concerns and proposed revisions to the parking provisions contained in *The Rules We Live By*.

The Board reviewed overflow parking usage, vehicle limitations, and the temporary parking of recreational vehicles and campers. The need for clear and enforceable parking regulations, while maintaining roadway safety and emergency vehicle access, was discussed.

The Board agreed that certain provisions should be clarified and reviewed with legal counsel as appropriate. No formal action was taken.

The Board thanked the members of the Parking Committee for their continued work. The committee will continue its review and report back to the Board with recommendations.

Adjournment

There being no further business, the meeting was adjourned at 5:15 PM.

Respectfully submitted,

Ronald T. Saunders

Clerk, Board of Directors

July 29, 2026