

Meadowlands Condo Association

Keene, New Hampshire

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July 29, 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 29, 2026, at Condo 30C.

The following Board members were present: Norma Couture, Ray Harvey, Ralph Mancinelli, and Ronald Saunders. Annette Sturtz. A quorum being present, the meeting was called to order at 3:32 pm by the President.

Executive Summary

The Board reviewed the July minutes and provided a financial report, noting a balance of \$71,000. The Board discussed poor results from recent seeding and the damaging effects of road salt on lawns and trees. Consequently, the board approved the motion to cease additional edging work for the remainder of the year, opting to develop a more robust plan this fall and next spring. Additionally, members discussed the upcoming roofing projects and skylight options. Finally, the meeting addressed long term governance, emphasizing the need to cultivate new talent through subcommittees to ensure leadership transitions as current terms expire.

Approval of Monthly Minutes

The minutes of the July 8, 2026, Board meeting were presented. Upon motion duly made and seconded, the minutes were approved as presented.

Treasurer's Report

The Treasurer reported:

- Association bank balance: \$71,195.39
- Certificate of Deposit balance: \$32,340.25
- YTD operating income: \$136,404.97
- YTD expenditure: \$99,057.97
- YTD loan payments: \$9,766
- Loan balance: \$38,350.06

Future expenses include ongoing landscaping services and roofing payments.

The Treasurer's Report was received and accepted.

Landscaping

Matt from MG Lawn Care met with the landscape chair to discuss weeds that developed over the summer. He advised using selective weed killer and the possible use of lime to enhance soil quality.

Kirke (AGM Landscaping) advised taking no action until spring 2027, as that will provide the Association with a more viable plan to avoid weeds and enhance eradication.

The board discussed the need to deal with the large amounts of salt being used during the winter season that affect the grass and trees. Planning must start in September to address the ongoing landscape issues.

A *MOTION* was made to take no action on the current landscape issues and edging this year and develop a robust plan for spring 2027. Being duly made and seconded, the motion was unanimously approved.

Roofing

Roofing replacement work is being planned on Building 36, and to address the valleys on unit 38A involving rubber membranes rather than shingles. Work is scheduled to begin in the third week of August. Skylights will also be replaced at this time, with expenses being charged to owners at cost.

The Board discussed the possibility of financing the entire Association roofing project, enabling completion of all buildings; however, financing costs were prohibitive.

Succession Planning

The Board discussed upcoming term expirations for various board members through 2027-2028. There was consensus on the need to cultivate new talent within the community by inviting owners to join project subcommittees as an entry point for greater involvement.

Adjournment

There being no further business, the meeting was adjourned at 4:38 PM.

Respectfully submitted,
Ronald T. Saunders

Board of Directors, Member and Clerk
August 14, 2026