

Meadowlands Condo Association

Keene, NH

April 9, 2026

Minutes of the Meeting of the Board of Directors

Special Meeting Called by the President

Date: April 9, 2026

Time: 4:00 PM

Location: [Unit 30A / Teleconference]

Board Members Present: Norma Couture, Ralph Mancinelli, Ronald Saunders, Annette Sturtz, Ray Harvey (via teleconference)

A quorum was present, and the meeting was called to order at **4:00 PM** by the President.

Executive Summary

The board began by reviewing and revising the meeting minutes from February 5 and March 25. Key points included status of fireplace inspections, with some units still incomplete, and the need to clarify attic space ownership and maintenance responsibilities. Financial review was presented. The board reviewed the RV on-site parking request, emphasizing the vehicle's size and potential safety concerns, and planned to present AI-generated images to illustrate these issues.

Treasurer's Report

- The Treasurer reported on cash on hand and deposits, and current account balances.
 - Checking balance \$31,224.54
 - CD (reserve) \$31,977.45
 - Loan balance \$41,262.86
 - The CD has been renewed for 5 months @ 3.45% interest.
 - Loan amount and potential cash balances for the end of April were discussed.

Administration

Dryer Vents – The Board noted that some remaining units have not completed the required dryer vent inspection and cleaning. Follow-up will continue.

Request for RV Camper Parking

The owner of Unit 26A notified the Board by email that he will appeal the unanimous decision by the Board to deny the requested permission to park a Winnebago Class B RV in the assigned driveway space or overflow parking. A meeting for all owners to hear the details and vote on this appeal has been scheduled for April 21, 2026.

- The Board reviewed the proposed vehicle dimensions and the impact on the community. Safety and access concerns were discussed.
- The upcoming April appeal meeting was discussed, emphasizing the need for a formal and structured approach utilizing Robert's Rules of Order. Phil Jones, Unit 40A, will act as Parliamentarian.
- The PowerPoint presentation of the issues and the narration draft for the upcoming meeting were reviewed, focusing on the Board's decision-making process and the factors considered. AI-generated visuals will be used to present a visual example of the size and scope of the vehicle since it has not been purchased at this time.
- The importance of clarity and legal accuracy in the narration, ensuring it aligns with the Boards' decisions and by-laws.
- The importance of community engagement and proxy collection to ensure a quorum at the upcoming meeting was discussed.
- Vote tabulation to ensure accuracy was discussed. The Board Treasurer and a volunteer will tabulate the ballots, and the Clerk will finalize and announce the vote.
- Several changes to the By-Laws and the Rules We Live By were discussed and will be reviewed at a future meeting.

Attic Moisture and Mold Remediation – Unit 30C

The Board continued to discuss the possibility of similar mold conditions existing in other units with inadequate attic venting to the outside and considered future communication to unit owners regarding attic spaces, owner responsibilities, and typical insurance coverage for such issues.

Adjournment

There being no further business, the meeting was adjourned at **5:10P M.**

Next Meeting: April 21, 2026 – All owner presentation on appeal of RV parking

Respectfully submitted,
Ronald T. Saunders

Member, Board of Directors and Clerk
March 30, 2026