

Meadowlands Condo Association

,

Keene, New Hampshire

April 21, 2026

Minutes of the Meeting of Unit Owners

Regarding Appeal of Board Decision

I. Meeting Information

Type of Meeting: Special Meeting Called by the President

Date: April 21, 2026

Time: 6:00 PM

Location: Meadowview Knolls Clubhouse

Board Members Present:

Norma Couture (President), Ralph Mancinelli, Ronald Saunders (Clerk), Annette Sturtz
Ray Harvey (participated via telephone)

II. Quorum and Call to Order

A quorum was established with a total of **29-unit owners represented**, consisting of:

- 17 units represented in person
- 12 units represented by proxy

The meeting was called to order by the President at **6:03 PM**.

III. Purpose of Meeting

The purpose of the meeting was to consider the appeal submitted by Andy Paciulli, Unit 26A, regarding the Board of Directors' decision prohibiting the parking of a Class B recreational vehicle on Association property.

IV. Procedural Overview

- The Clerk conducted a roll call and verified attendance and proxies.
 - Phil Jones (Unit 40A) served as Parliamentarian.
 - The President outlined the appeal procedure, noting that:
 - The Board's decision would be upheld or overturned by a **simple majority vote of unit owners represented**.
 - The Board's prior decision was based on:
 - The Association's governing documents
 - Applicable City of Keene regulations
 - Considerations of safety, parking capacity, and community aesthetics
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V. Background and Board Determination

- On March 23, 2026, Andy Paciulli contacted the Board regarding a potential purchase of a Class B recreational vehicle.
- The Board reviewed the request on March 25, 2026.
- On March 26, 2026, the Board issued a decision denying the request.

Basis for Board Decision:

- Interpretation of Association governing documents, including parking restrictions and use limitations
- Safety considerations, including vehicle size and potential obstruction
- Limitations of available parking and driveway dimensions
- Consistency with established community standards and aesthetics

The Board further stated that:

- The relevant rules permit recreational vehicles only for **temporary use by guests**, not for regular or permanent storage by unit owners
- Recreational vehicles have not historically been stored or parked within the Association

The vehicle in question was described as:

- Length: approximately 21 feet
 - Height: approximately 9 feet 4 inches
 - Width: approximately 8 feet 8 inches
 - Classified by the manufacturer as a Class B motorhome
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VI. Board Presentation

The Board presented supporting materials, including:

- A visual presentation outlining its analysis and interpretation of governing documents
 - Illustrative images and dimensional data of the proposed vehicle
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VII. Appellant Statement

Andy Paciulli provided a written statement and oral presentation, including the following points:

- Acknowledgment of previously inaccurate vehicle specifications
 - Assertion that the vehicle is registered in the State of New Hampshire as a passenger vehicle
 - Position that applicable rules are ambiguous and do not explicitly prohibit such use
 - Concern regarding the Board's authority to interpret rules without explicit citation
 - Request for broader community discussion and clarification of governing provisions
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VIII. Owner Comments

Unit owners raised concerns and comments including:

- Potential precedent for future similar requests
 - Importance of consistent enforcement of Association rules
 - Avoidance of selective or individualized exceptions
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IX. Motion and Vote

A motion was made by Ralph Mancinelli (Unit 32A) and seconded by Ronald Saunders (Unit 36C) as follows:

To uphold the Board of Directors' decision prohibiting the parking of the recreational vehicle on Association property, or alternatively, to overturn the Board's decision and permit such parking.

Voting was conducted by paper ballot, with one vote per unit. Proxies were included in the tabulation.

Ballots were collected and counted by Annette Sturtz (Unit 28C) and Susan Thune (Unit 30D).

X. Vote Results

- **Final Vote:**
 - 27 votes in favor of upholding the Board's decision
 - 2 votes opposed
 - Total votes: 29

Following the meeting, an administrative correction was made to the attendance count. The correction did not affect the vote outcome.

XI. Outcome

The motion to uphold the Board's decision **passed by a majority vote** of the unit owners represented.

XII. Adjournment

Upon completion of business, a motion to adjourn was made and seconded.
The meeting was adjourned at **7:00 PM**.

XIII. Certification

Respectfully submitted,
Ronald T. Saunders
Clerk, Board of Directors

Date: April 30, 2026
