



MCKENNA'S PURCHASE BOARD OF DIRECTORS MEETING MINUTES MAY 21, 2026

PRESENT: President, Laurie Drolet; Treasurer, Jeanne Hebert; Secretary, Betsy Arnold; Board Member, Mike Duprey; Board Member, Kathy Labarre; Property Manager, Michelle Kleindienst.

START MEETING: 6:30PM Laurie Drolet called meeting to order and moved Tyler from TNT to the top of the agenda.

TNT: Tyler from TNT attended the meeting to review this past winter's service and asked board to provide feedback about the year. The Board requested an addendum to add snow removal on the main walkway (Hyacinth) for all snow and ice events. Tyler will review current and past contracts and get back to us with a new addendum for the duration of the current winter contract. Once received, the Directors will review, and if approved will complete via email.

REVIEW OF MINUTES FROM THE LAST BOARD MEETING:

Kathy Labarre made a motion to accept the minutes of April 16, 2026, Board Meeting, and Mike Duprey seconded the motion. Board Minutes approved. 5-0

HOMEOWNER'S REQUESTS / CORRESPONDENCE: None

FINANCIAL REPORTS:

Please note that starting January 1, 2026, the fees are \$340.00 per unit per month. The \$25.00 increase was approved at the Annual Meeting in October 2025.

April's Operating and Reserve P&L's were reviewed by the board. There are 4 units in arrears which comprise of 1 delinquent, and 3 underpayments.

Number of Units in Arrears	
Total Past Due	4
Condo Fees	1
Underpayments	3

MANAGER REPORTS:

MAINTENANCE REQUESTS: Reviewed by Board.

NH BLACKTOP: We plan to use this year's reserve budget line item for new draining and pavement replacement at the entrance of Yvonne Court. The replacement work was approved by the Board via email 3-2.

TENNIS COURT RESURFACING: Board reviewed options for repair and have decided to go with New England Sealcoating to resurface and reline the tennis courts, in the amount of \$7,200. Mike Duprey motioned to approve, Betsy Arnold seconded and the motion was approved 5-0.

VINYL REPLACEMENT: Siding in Brenda Court will be starting within the next couple of weeks. The work will continue until it is finished. New Heights Roofing informed us of the need to replace rake boards on the roofs these repairs will be included as extra work over and above the original contract. Brushwork Painting will be painting the deck and porch rails, garage doors and trim not replaced.

ROOF REPAIRS: Two unit dormers have plywood that is popping and need replacement. The board had questions about the estimates submitted by New Heights Roofing and asked for clarification. Michelle will reach out to New Heights Roofing for an updated proposal. Once received the board will approve via email or at our next meeting.

TREE TRIMMING: Michelle suggested two areas for tree trimming to move limbs away from the buildings. The rough area between James and Yvonne and pines in Brenda, the Board agreed. So far this year, NH Arbor Works has cleared behind the units that are being resided, and behind building 83-88, around the tennis court and alongside the community building.

PARKING REMINDER: With the siding work in Brenda and work on Yvonne's road, parking will be challenging. Please make sure that your guests park in appropriate areas. Parking can only be on the side of the circles where the units are as this allows everyone to be able to get out of their driveways safely and allows enough space for emergency vehicles to get around. Parking should not block unit driveways. If there is no available space within the circles or courts, please use the

overflow at the community center and in Yvonne Court. For complete rules on parking, please refer to the rules on our website; mckennaspurchase.org

OTHER NEW BUSINESS:

NEIGHBOR NETWORK UPDATE: No reports in the neighborhoods. Right of way campsite has been cleaned up, and they did a fantastic job. Members were curious to find out how effective JP Pest has been, Michelle Stated she has not had any calls for mice; we do however have ants in the pool room.

Questions were brought up about a yard sale, and whether member(s) could have items in their driveways. We can have it in the driveways, so long as it is only for McKenna's member(s), no outside people or advertisement. If you want a public yard sale it would have to be at the Community Building Parking lot not at individual's units. If you are interested in participating in a yard sale, contact your Neighbor Network Person.

ADJOURN MEETING: 8:18 PM Kathy Labarre made a motion to adjourn the meeting; seconded by Jeanne Hebert. Meeting adjourned.

NEXT MONTHLY MEETING: Thursday, June 18, at 6:30 at the Community Building with Open Session from 6:15PM - 6:30PM.