



MCKENNA'S PURCHASE BOARD OF DIRECTORS MEETING MINUTES MAY 14, 2025

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

OPEN SESSION: One (1) Unit Owner present

START MEETING: Laurie Drolet called the meeting to order at 6:28

REVIEW OF MINUTES FROM THE LAST BOARD MEETING:

Minutes were reviewed and accepted. made a motion to accept the minutes from April 17, 2025, board meeting, Mike Duprey and Kathy Labarre seconded the motion. Minutes approved.

HOMEOWNERS REQUEST/CORRESPONDENCE: Homeowner(s) request(s) were reviewed and discussed with appropriate action to be taken.

FINANCIAL REPORTS:

Please note that as of January 1, 2025, the fees are \$315.00 per unit per month. The \$25.00 increase was discussed and approved at the Annual Meeting in October 2024.

April's Operating and Reserve P&L's were reviewed by the board.

There were 8 units in arrears which were comprised of 3 past due condo fees, 4 underpayments, and 1 lien.

Number of Units in Arrears	
Total Past Due	8
Condo Fees	3
Underpayments	4
Lien	1

MANAGER REPORTS:

Maintenance Requests: Reviewed by board.

Vinyl Project / Painting Units 83-92: Painting the trim and estimate. Motion to approve the estimate for James Circle. Kathy Labarre and Jeanne Hebert seconded the motion. The board voted unanimously.

Todd Trim Painting: All units 1-18 Trim Painting estimate for Todd Circle to prep and paint. Motion to approve the estimate for Todd Circle. Motion made by Betsy Arnold and Mike Duprey seconded the motion. The board voted unanimously.

Snow Removal: After discussion and negotiation with TNT Landscaping a 3-year contract, with 2" of snow or above for full snow removal which was changed from past years of 3" or above was presented to the board. Betsy Arnold made a Motion to approve the proposed contract and was seconded by Jeanne Hebert. The board voted unanimously.

****A Snow Removal Addendum which would provide blanket coverage for ALL storms at an additional cost will be reviewed and discussed at the Annual Meeting this fall.****

OTHER NEW BUSINESS:

BIG THANKS TO MEMBERS:

Thanks to John Fraiser for clearing the debris in our wooded areas near James and Yvonne. It looks beautiful! Thanks to Mike Duprey for removing the debris – You both made such a big difference for all of us.

Thanks to Rob Bowers for offering to donate a storage box, tennis rackets, tennis balls along with an easy ball pick-up basket.

ADJOURN MEETING: At 7:25 PM Jeanne Hebert made a motion to adjourn the meeting; seconded by Mike Duprey. Meeting adjourned.

NEXT MEETING: Will be on Wednesday, June 25th @ 6:30PM at the Community Building. Open Session will be from 6:15PM – 6:30PM.