



MCKENNA'S PURCHASE BOARD OF DIRECTORS MEETING MINUTES FEBRUARY 19, 2026

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

OPEN SESSION: 6:13 PM Laurie Drolet called open session meeting to order. Four members were in attendance for the open session.

START MEETING: At 6:35 PM Laurie Drolet called the meeting to order.

REVIEW OF MINUTES FROM THE LAST BOARD MEETING:

Reviewed minutes from last meeting. Betsy Arnold made a motion to accept the minutes from the January 15, 2026, board meeting as written, and Kathy Labarre seconded the motion. Board minutes were approved 4-0.

HOMEOWNERS REQUEST/CORRESPONDENCE: Two members addressed the board about their concerns.

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.

There were 15 units in arrears which comprised 5 delinquent fees, 10 underpayments.

Number of Units in Arrears	
Total Past Due	15
Condo Fees	5
Underpayments	10

January's Operating and Reserve P & L's were reviewed by the board. Kathy Labarre and Laurie Drolet both inquired about the expense item listed under the miscellaneous line item. This expense was for yearly storage for the association, the board decided that a new line item will be added for storage, removing this from miscellaneous.

MANAGER REPORTS:

Maintenance Requests: Reviewed by board.

COLLECTIONS RESOLUTION: Manager presented a Resolution for collections actions to be filed on a delinquent condominium fee account / unit. Kathy Labarre motion to approve resolution and to follow through with collection process on the unit. Mike Duprey seconded the motion, the motion was approved 4-0.

AUDIT 2024: The 2024 Audit was reviewed and approved by the board 4-0.

VINYL CORNERS: In a previous board meeting, the use of vinyl corner covers was discussed. The vinyl corners would maintain the look with the new vinyl siding, improve durability and is a cost-effective alternative to PVC. The board agreed at that time and the switch to vinyl corners will be applied where applicable with this year's vinyl siding project (2026, Brenda II – units 65-74)

Laurie Drolet requested a motion to move into Executive Session; Betsy Arnold made the requested motion and seconded by Kathy Labarre approved 4-0.

EXECUTIVE SESSION STARTED: 7:26 PM

Motion to exit Executive Session by Mike Duprey and seconded by Kathy Labarre at 8:24 and approved 4-0.

ADJOURN MEETING: At 8:25 PM Mike Duprey made a motion to adjourn the meeting; seconded by Kathy Labarre. Meeting adjourned.

NEXT MONTHLY MEETING: Will be on Thursday, March 19th, at 6:30 at the community building with Open Session from 6:15PM - 6:30PM.