



## **MCKENNA'S PURCHASE BOARD OF DIRECTORS MEETING MINUTES JULY 17, 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:** Two members attended the open session.

**START MEETING:** Laurie Drolet called the meeting to order at 6:14PM

### **REVIEW OF MINUTES FROM THE LAST BOARD MEETING:**

Minutes were reviewed and accepted. Jeanne Hebert made a motion to accept the minutes of June 25, 2025, Board meeting, and Kathy Labarre seconded the motion. Board meeting minutes were approved.

**HOMEOWNERS REQUEST/CORRESPONDENCE:** None for this session

### **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.

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

There were 3 units in arrears which were comprised of 2 past due condo fees and 1 underpayment.

Number of Units in Arrears	
Total Past Due	3
Condo Fees	2
Underpayments	1

### **MANAGER REPORTS:**

**MAINTENANCE REQUESTS:** Reviewed by the Board.

**VINYL PROJECT UPDATE UNITS 83-92:** Vinyl Project / Painting: Vinyl project and painting are completed. The invoice for repairs required during the project has been

submitted to the Board. The entire Vinyl Project came in under the budgeted amount for 2025!

**TODD TRIM REPAIR:** During the trim painting, it was noted that repairs and replacements were needed. The manager reviewed and obtained an estimate for repairs. The proposal for repairs was presented to the Board Betsy Arnold made a motion to approve, seconded by Mike Duprey. The Board approved.

**ENTRANCE SIGN:** Should be installed next week. We don't have a definite date but as soon as we do an email blast will be sent to the membership so you can plan to use the rear entrance if necessary. Thank you.

**WILDLIFE PEST CONTROL:** Wildlife mitigation was required for Units 55 – 58 to address bats and flying squirrels. An estimate was acquired from JP Pest to mitigate the issue. The resolution was to create one-way doors to allow wildlife to exit the building but not be able to return to the place they originally entered. The board discussed the issue as it was the first of it's kind and due to the fact that it wasn't the result of any action or negligence by an individual owner or the association they decided it was reasonable to approach it as a shared responsibility. The association will pay for half of the mitigation and the unit owners will pay for the other half. All parties thought this was a fair solution to somewhat of a "gray" area. We will incorporate a new rule to address situations like this.

**TODD PORCH REPLACEMENT:** Front porches for Todd are scheduled to be replaced. A proposal was presented to the Board for review, Kathy Labarre made a motion to accept the proposal and seconded by Mike Duprey. The Board approved.

**BLACK TOP REPAIRS:** Repair estimate from NH Blacktop Sealers, Inc. has been presented for approval. Jeanne Hebert made a motion to accept the proposal and seconded by Kathy Labarre. The Board approved

**NIT PACK GRAVEL:** Nit Pack will be delivered and will be used to build up by our center sidewalk drop off. This work will be done by members so the cost to the association is for materials only. The work is scheduled for July 26, weather permitting.

**ADJOURN MEETING:** At 7:20PM Jeanne Hebert made a motion to adjourn the meeting; seconded by Mike Duprey. Meeting adjourned.

**NEXT MEETING:** Will be on Thursday, August 21<sup>st</sup> at 6:30 at the Community Building. Open Session from 6:15PM – 6:30PM.