



MCKENNA'S PURCHASE BOARD OF DIRECTORS MEETING MINUTES APRIL 16, 2026

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

OPEN SESSION: 6:09PM Five members were in attendance for the open session, which included representatives from the Neighbor Network. Two other units had specific request for board review.

START MEETING: 6:38PM Laurie Drolet called meeting to order.

REVIEW OF MINUTES FROM THE LAST BOARD MEETING:

Betsy Arnold made a motion to accept the minutes of the March 19, 2026, board meeting, and Jeannie Hebert seconded the motion. Board minutes approved. 5-0

HOMEOWNERS REQUEST/CORRESPONDENCE:

Member Requests: One

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

There are 9 units in arrears which comprised 5 delinquent fees, and 4 underpayments.

Number of Units in Arrears	
Total Past Due	9
Condo Fees	5
Underpayments	4

MANAGER REPORTS:

MAINTENANCE REQUESTS: Reviewed by board.

SOFFIT & FASCIA WORK: Michelle requested our contractor to look at Brenda 1's soffits and fascias and rate them on a worst case basis, of which all are in deteriorated bad shape and need replacement sooner rather than later. Replacing these items would require removal of the gutters, which cannot be re-used as they are 30+ years old. Due to the immediate need of soffit replacement, the board voted to move money from trim painting in Joyce Circle and re-allocate to replace the soffits and fascias in Brenda Court 1 this year and wait to install new gutters when the siding is replaced in Brenda 1, in 2 to 3 years. Motion to move budget for painting and trim to soffit and fascias replacement for Brenda 1 made by Kathy Labarre and seconded by Mike Duprey. Motion approved 5-0

VINYL REPLACEMENT CONTRACT: Motion to approve \$168,600 contract made by Mike Duprey and seconded by Kathy Labarre. Motion approved 5-0

LIGHTING: Front and back porch lighting has been approved and procured for the vinyl siding project.

TREE TRIMMING: Tree trimming has been completed behind the units in Brenda that will be sided this year. The team will next go to complete the work on James, the tennis court which needs to be completed before resurfacing can be done, and along the side of the community center for service vehicles.

OTHER NEW BUSINESS:

NEIGHBOR NETWORK UPDATE: The Neighbor Network gave an update from their last meeting; it was reported that suspicious behavior had occurred but not reported. Please be aware and report to the police, if applicable, and then to Michelle about any unusual activity you observe, including suspicious characters, homeless activity etc.

ADJOURN MEETING: 7:56 PM Kathy Labarre made a motion to adjourn the meeting; seconded by Jeanne Hebert. Meeting adjourned.

NEXT MONTHLY MEETING: Thursday, May 21st, at 6:30 at the community building with Open Session from 6:15PM - 6:30PM.