



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

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

START OPEN SESSION: 6:09PM Laurie Drolet called open session meeting to order. Two members were in attendance for the open session.

START MEETING: 6:15PM Laurie Drolet called the meeting to order.

REVIEW OF MINUTES FROM THE LAST BOARD MEETING:

Reviewed minutes from last meeting. Jeanne Hebert made a motion to accept the minutes from February 19, 2026, board meeting, and Mike Duprey seconded the motion. Board minutes approved. 5-0

HOMEOWNERS REQUEST/CORRESPONDENCE:

Member Requests: 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.

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

There were 7 units in arrears which comprised 2 delinquent fees, 5 underpayments.

Number of Units in Arrears	
Total Past Due	7
Condo Fees	2
Underpayments	5

MANAGER REPORTS:

Maintenance Requests: Reviewed by board.

ICE DAM REPORT: The board recognizes that it was a difficult winter for ice and ice dams, which resulted in a few more instances of water infiltration than has been reported over the last couple of years. Hopefully, next year will not be as challenging; but if it is, our roofing contractor is open to scheduling preventative snow/ice removal for individual unit owners (at the owner's expense).

POOL CERTIFICATION: Michelle was notified by the State of NH regarding a new RSA that requires that McKenna's pool be certified with the State. While our pool is not "public" it is part of a "condominium association" as defined within the RSA. Michelle has self-certified our pool via an online application to comply with the State's request.

WILDLIFE CONTROL: JP Pest was requested for skunk removal; however, their charge was cost prohibiting. Michelle reached out to an independent contractor, and we will use them for trapping in the future if needed as they are much more reasonably priced.

VINYL REPLACEMENT: Scheduled this spring / summer for Units 65-74. Contractor has been assessing the area and has reached out to owners regarding items like window replacement and other external items that may need to be addressed for the siding.

Laurie Drolet asked for a motion to move into Executive Session, motioned by Kathy Labarre, and Seconded by Mike Duprey, motion approved; Executive Session Started at 6:50 PM.

Laurie Drolet asked for a motion to move out of Executive Session, motioned by Kathy Labarre, and Seconded by Mike Duprey, motion approved; Executive Session Ended at 8:30PM.

ADJOURN MEETING: 8:30PM Betsy Arnold made a motion to adjourn the meeting; seconded by Jeanne Hebert. Meeting adjourned.

NEXT MONTHLY MEETING: Thursday, April 16th, at 6:30 at the community building with Open Session from 6:15PM - 6:30PM.