



MCKENNA'S PURCHASE BOARD OF DIRECTORS MEETING MINUTES OCTOBER 16, 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: 6:30 PM Laurie Drolet called open session meeting to order

REVIEW OF MINUTES FROM THE LAST BOARD MEETING:

Minutes were reviewed. Jeanne Hebert made a motion to accept the minutes from the September 18, 2025, board meeting, and Mike Duprey seconded the motion. Board minutes approved.

HOMEOWNERS REQUEST/CORRESPONDENCE:

Discussed letter from member regarding rule change. Michelle will reach out to the member regarding our decision.

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.

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

There were 4 units in arrears which comprised 3 delinquent fees and 1 underpayment.

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

MANAGER REPORTS:

Maintenance Requests: Reviewed by board.

TREE TRIMMING: Tree trimming was started in Yvonne. The board is happy with the results. Michelle will be collaborating with the vendor regarding scheduling more work. The board approved \$10,000 for this effort this year based on our current operating budget.

TODD PORCHES: The work is done in Todd and looks great!!

SEWER PUMP MAINTENANCE: Feedback from the annual inspection of our pump was that our community has an issue with too much grease being put down the drain. Please dispose of grease left in pans into your trash prior to washing them. The manner of getting our wastewater to the city system requires a pump. The way gray water / sewage is handled at McKenna's is with a sewer pump that pumps our waste up to the Concord sewers.

Items that can clog or jam the pump are:

- "Flushable" wipes (they're not flushable for pumps!)
- Paper towels, tissues, napkins
- Feminine hygiene products (tampons, pads, applicators)
- Condoms, diapers, baby wipes
- Cotton swabs, dental floss, hair
- Cat litter or pet waste bags
- Food scraps, grease, or cooking oil
- Coffee grounds, eggshells, or fibrous veggies (like celery or corn husks)

PEST CONTROL: Michelle has reached out to a new vendor; JP Pest Control to take care of normal household pests. The vendor will start soon to place bait traps at either end of each building. So, you may see their trucks on the property, we hope to take care of the pests prior to them entering individual units.

DUMPSTER REPLACEMENT: Michelle obtained quotes for Todd and Joyce Circle's dumpsters. By purchasing two at the same time, the association saves approximately \$1,000 in shipping costs. Betsy Arnold made a motion to accept; seconded by Kathy Labarre. Board voted unanimously.

ANNUAL MEETING: Informational package to be handed out to the members was reviewed and approved by the board of directors.

ADJOURN MEETING: 7:10 PM Betsy Arnold made a motion to adjourn the meeting; seconded by Kathy Labarre. Meeting adjourned.

ANNUAL MEETING: Will be on Wednesday, October 29th at the Bektash Temple 189 Pembroke Road, Concord, at 7:00 PM – enter through the back door nearest the back parking lot.

NEXT MONTHLY MEETING: Will be on Thursday, November 20th, at 6:30 at the community building with the normal Open Session from 6:15PM - 6:30PM.