



**MCKENNA'S PURCHASE
BOARD OF DIRECTORS MEETING MINUTES
JULY 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: 6:15PM Laurie Drolet called meeting to order – 2 owners in attendance along with 2 Neighbor Network representatives.

START MEETING: 6:29PM Laurie Drolet called meeting to order.

REVIEW OF MINUTES FROM THE LAST BOARD MEETING:

Betsy Arnold made a motion to accept the minutes of June 17, 2026, Board meeting, and Kathy Labarre seconded the motion. Board minutes approved. 5-0

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

There are 13 units in arrears which comprise 7 delinquent fees, 4 underpayments, 1 fine, and 1 payment plan.

Number of Units in Arrears	
Total Past Due	13
Condo Fees	7
Underpayments	4
Fine	1
Payment Plan	1

MANAGER REPORTS:

MAINTENANCE REQUESTS: Reviewed by Board.

NEW ENGLAND SEALCOATING: Tennis court resurfacing has been delayed due to weather. They have one to two days left of work, once complete and usable Michelle will inform the membership.

VINYL REPLACEMENT: New Heights Roofing expects to be finished with the siding project within the next week to two weeks. Power washing, painting, and finishing work will be completed as soon as possible.

FRONT PORCH REPLACEMENT: Discussion regarding verbiage in the contract. Michelle updated contract with discussed edits. Motion to accept the proposal by Betsy Arnold seconded by Jeannie Hebert. Board approved. 5-0

NEW BUSINESS:

NEIGHBOR NETWORK: All is quiet and circles are preparing for social gatherings. In June, a member was upstairs at Todd and saw four youths who were gathered by the dumpster. Another member saw an individual walking his dog behind the unit(s) who didn't look familiar. If you notice anything unusual, please notify Michelle or Concord PD as applicable.

TRAFFIC: People living on Cricket have asked that we put a stop sign at the corner of Cricket and Hyacinth. Due to the fact that the Concord PD would not enforce a stop sign we see no reason to install one. We would like to remind member(s) who should inform their guest(s) that the speed limit within the property is 15mph. If you see anyone speeding, please report it to Michelle with date/time and vehicle information. And as always, please be mindful of kids riding their bikes and playing outside.

DUMPSTER REPLACEMENT: The dumpster in Brenda needs replacement. This item was not incorporated into our current budget. Michelle will check on current pricing and see what we can do in order to facilitate a replacement.

ADJOURN MEETING: 7:22 PM Kathy Labarre made a motion to adjourn the meeting; seconded by Mike Duprey. Meeting adjourned.

NEXT MONTHLY MEETING: Thursday, August 20, at 6:30 the Board and Manager will be meeting but not at the community building. This meeting will be closed to membership with no open session for the month. If you have a question or concern that you would like to bring to the Board of Directors, please contact Michelle.