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MCKENNA'S PURCHASE BOARD OF DIRECTORS MEETING MINUTES AUGUST 20, 2026

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

START MEETING: 6:08PM Laurie Drolet called meeting to order.

REVIEW OF MINUTES FROM THE LAST BOARD MEETING: One error / change being NH Blacktop should read New England Sealcoating. Betsy Arnold made a motion to accept the minutes of July 16, 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.

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

There are 10 units in arrears which comprise of 5 delinquent fees, 3 underpayments, 1 fine, and 1 payment plan.

Number of Units in Arrears	
Total Past Due	10
Condo Fees	5
Underpayments	3
Fine	1
Payment Plan	1

MANAGER REPORTS:

MAINTENANCE REQUESTS: Reviewed by Board.

NEW ENGLAND SEALCOATING: Tennis court repair resurfacing has been completed. A proposal for new pickleball center anchors to be installed was presented and approved.

NH BLACKTOP: Has completed pavement crack filling that was postponed from last year.

VINYL REPLACEMENT: Has been completed for this year. New vinyl corner pieces were installed and an additional \$19,000. in building repairs/replacement was completed.

FRONT PORCH REPLACEMENT: In Yvonne will be starting in the near future. The replacement will start with building 145-148, then 141-144, then 135-140, then 105-112. The work will continue until it is finished, weather permitting.

NEW BUSINESS:

POSTAL CARRIER RETIREMENT: Tanya, our postal carrier will be retiring on September 11. The service provided to our members has been exemplary. If you would like to leave a card, please put her name on the side of an envelope and place it in the back of your mailbox with her name showing.

EXECUTIVE SESSION: The board entered executive session to discuss 2027's budget, manager's contract, and the annual meeting.

ADJOURN MEETING: 7:50 PM Betsy Arnold made a motion to adjourn the meeting; seconded by Mike Duprey. Meeting adjourned.

NEXT MONTHLY MEETING: Thursday, September 10, at 6:30 at the community building with the normal Open Session beginning at 6:15.