



MCKENNA'S PURCHASE BOARD OF DIRECTORS MEETING MINUTES AUGUST 21, 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: Three members attended the open session.

START MEETING: 6:35PM Laurie Drolet called the meeting to order.

REVIEW OF MINUTES FROM THE LAST BOARD MEETING:

Minutes were reviewed and it was noted that two spelling errors needed to be corrected. Post discussion, Kathy Labarre made a motion to accept the July 17, 2025 board meeting minutes, with the corrections and Jeanne Hebert seconded the motion. July meeting minutes approved.

HOMEOWNERS REQUEST/CORRESPONDENCE: None for this session

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.

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

There were 4 units in arrears which were comprised of 3 past due condo 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.

ENTRANCE SIGN: The main entrance sign has been replaced, and we have heard lots of good feedback, thank you!

TREE TRIMMING: Quotes for tree trimming specifically to trim trees approximately 10 feet away from all the units/buildings to create a 10 foot perimeter around the units were reviewed. Michelle obtained two estimates that were discussed by the board. There is a noticeable difference in the cost between the companies. Michelle will question the contractors further in order to make sure we get the most cost effective and quality service available. Once questions are answered, the board of directors will be the deciding factor for the approved work.

RULES & REGULATIONS

The rules and regulations have been revised to incorporate **Section 33.06** Wildlife or Specialty pest services can be considered a “shared” expense paid for by both the association and the effected owner(s).

The reason for this rule was so that the board or future boards would have the option to split the cost or pay for it in full should this become a more prevalent situation. A motion to approve the updated rule was made by Mike Duprey, seconded by Jeanne Hebert and approved 4-0 with one member abstaining from the vote.

ANNUAL MEETING: The Annual meeting has been scheduled for Wednesday, October 29, 2025 at Bektash Shriners Hall, 189 Pembroke Road, Concord NH. Notice will be hand delivered at least 21 days prior to meeting.

Two director positions will be coming available. Laurie Drolet and Jeanne Hebert’s terms are up. Both Laurie and Jeanne plan to run again as candidates for open positions. If you are interested in running for the board, please contact me.

EXECUTIVE SESSION: At 7:20PM Laurie Drolet called the executive session to order, at 8:30PM the executive session was closed, and Laurie asked for a motion to adjourn the meeting, Jeanne Hebert made a motion to adjourn the meeting; seconded by Mike Duprey. Meeting was adjourned.

NEXT MEETING: Will be on Thursday, September 18th, at 6:30 at the Community Building. Open Session from 6:15PM – 6:30PM.