



MCKENNA'S PURCHASE BOARD OF DIRECTORS MEETING MINUTES JUNE 25, 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: One member attended an open session.

START MEETING: Laurie Drolet called the meeting to order at 6:21pm

REVIEW OF MINUTES FROM THE LAST BOARD MEETING:

Minutes were reviewed, Mike Duprey made a motion to accept the minutes of May 14, 2025, board meeting, Jeannie Hebert seconded the motion. Board minutes approved.

HOMEOWNERS REQUEST/CORRESPONDENCE: None

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.

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

There were 7 units in arrears which were comprised of 3 past due condo fees, 3 underpayments and 1 fine.

Number of Units in Arrears	
Total Past Due	7
Condo Fees	3
Underpayments	3
Fine	1

MANAGER REPORTS:

Maintenance Requests: Reviewed by board.

The Vinyl Project has been completed for this year, 10 Units, numbers 83-92. We are still waiting for the final cost of the necessary building repair. The project will be inspected, and any outstanding items will be reported to New Heights roofing. Trim painting, installation of Unit number plaques and flag brackets need to be installed.

Todd, Units 1-18 trim painting and power washing have been completed. Work still needs to be done in areas that need repair or replacement.

Yvonne, Units 113-134 have been power washed, Unit 135-148, sections were done.

Entrance sign is progressing, and it should be installed soon.

The City of Concord has notified us that the cost of trash removal will be going up 12.5%, due to the fact that the City of Concord runs on a half year schedule (July to June) our budget for trash removal will be over 6.25% for the Fiscal Year of 2025, next year we will need to include the full 12.5% increase.

ADJOURN MEETING: At 6:51 PM Mike Duprey made a motion to adjourn the meeting; seconded by Jeannie Hebert. Meeting adjourned.

NEXT MEETING: Will be on Thursday, July 17th at 6:30PM at the Community Building. Open Session will be from 6:15PM – 6:30PM.