



## **MCKENNA'S PURCHASE BOARD OF DIRECTORS MEETING MINUTES APRIL 17, 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 (1) Unit Owner present

**START MEETING:** Laurie Drolet called the meeting to order at 6:25 pm.

**MOTION TO CHANGE AGENDA:** Jeanne Hebert made a motion to change the agenda order to move TNT to occur right after the opening of the meeting. Motion seconded by Mike Duprey. Motion to change the agenda, approved unanimously.

**SNOW REMOVAL:** TNT, Tyler Partridge came in to discuss past and future winter maintenance with the Board of Directors. TNT will submit a bid for Director review with the suggestions and changes discussed.

### **REVIEW OF MINUTES FROM THE LAST BOARD MEETING:**

Minutes were reviewed and accepted. Jeanne Hebert made a motion to accept the minutes from March 20, 2025, board meeting, and Mike Duprey seconded the motion. Board minutes approved.

**HOMEOWNERS REQUEST/CORRESPONDENCE:** Member requests have been reviewed, and applicable action will be taken.

### **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.

March's Operating and Reserve P&L's were reviewed.

Number of Units in Arrears	
Total Past Due	8
Condo Fees	3
Underpayments	3
Lien	1
Fines	1

**MANAGER REPORTS:**

**Maintenance Requests:** Reviewed by the Board.

**Vote on Revised Rules and Regulations:** Kathy Labarre made a motion to approve revised “Rules and Regulations”. Jeanne Hebert seconded the motion, rules were approved unanimously.

**Vinyl Siding Project:** Replacement lights for James Circle were approved by the Board. The original lights used on the front garage and back deck are no longer available. We will take the back deck lights from the original 12 units done in James and move to the front garage of the 10 units to be done this year. This way all the front lights will match within the Circle. The replacement lights will be placed on the back decks of all 22 units.

**Entrance Sign:** A new entrance sign has been ordered. It will be dark blue gray with white lettering – so the contrast of dark vs. light will be easy to see and read from the road.

**ADJOURN MEETING:** At 7:57PM Mike Duprey made a motion to adjourn the meeting; seconded by Jeanne Hebert. Meeting adjourned.

**NEXT MEETING:** May 14, 2025 @ 6:30PM at the Community Building. Open Session will be from 6:15PM – 6:30PM.

**\*\*PLEASE NOTE THIS IS ON A WEDNESDAY (This Month Only) SO ALL MEMBERS CAN BE PRESENT\*\***