



**MCKENNA'S PURCHASE  
BOARD OF DIRECTORS MEETING MINUTES  
JANUARY 16, 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:** 6:15 PM Laurie Drolet called open session meeting to order, with no members present, the normal meeting was called to order early.

**OPEN SESSION:** No attendees for open session

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

Reviewed minutes from last meeting. Kathy Labarre made a motion to accept the minutes from December 18, 2025, board meeting, and Mike Duprey seconded the motion. Board minutes approved.

**HOMEOWNERS REQUEST/CORRESPONDENCE:**

A front door replacement request was submitted from unit # 53. The proposal from Anderson Window's was reviewed and discussed. This will be the first Exterior Door replacement, known to us. The exterior color should be similar to the original front doors, which are light grey once the color is agreed upon by the contractor. The directors have given their approval for the requested replacement, 4-0 – one member abstained

**FINANCIAL REPORTS:**

Please note that starting January 1, 2026, the monthly condominium fees are \$340.00 per unit per month.

The \$25.00 increase was discussed and approved at the Annual Meeting in October 2025.

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

There are 23 units in arrears which are comprised of 4 delinquent condominium fees and 19 underpayments.

Number of Units in Arrears	
Total Past Due	23
Condo Fees	4
Underpayments	19

### **MANAGER REPORTS:**

Maintenance Requests: Reviewed by board.

### **2025 OPERATING SURPLUS:**

The Operating P&L is showing a Surplus, Michelle recommended the Board of Directors vote to approve the transfer of the operating surplus to the reserve account as per the association's By-Laws: *"The amount accumulated in excess of the amount required for actual expense and budgeted reserves shall, in the discretion of the Board of Directors, either be rebated to the Owners in accordance with each Owner's votes in the Unit Owners' Association by crediting same to the next successive monthly instalments due from Owners under the then current fiscal year's budget, until exhausted, or shall be added to reserves."*

Board voted to move \$11,152.12 from the operating account and add this surplus to the reserve account. Board approved.

### **SNOW REMOVAL:**

Michelle worked on clarification and expectations with our contractor to ensure the main walkway be kept clear during all snow events.

**ADJOURN MEETING:** 7:25 PM Mike Duprey made a motion to adjourn the meeting; seconded by Kathy Labarre. Meeting adjourned.

**NEXT MONTHLY MEETING:** Will be on Thursday, February 19th, at 6:30 at the community building with Open Session from 6:15PM - 6:30PM.