

**Krainewood Shores Association, Inc.**

**P.O. Box 685  
Center Harbor, NH 03226**

Board of Directors' Meeting Minutes  
Virtual Meeting  
May 11, 2021  
6:00 pm

Present: Karen DeDonato, Santino Ferrante, Peter Gennaro, Anni Jakobsen, Steve King, Ted Knapik, Mary LaHut, Tom Lesniak, Rich St. Onge, Andy Teich

1. President Peter Gennaro opened the meeting at 6:00 pm
2. Roll call was taken and a quorum was established.
3. Motions approved:
  - a. Approval of January 6, 2021 meeting minutes as amended.
4. Financial Report:
  - a. Interim 1/6/21 – 5/11/21
    - i. Opening balance of \$21,628
    - ii. Income: \$10,733
    - iii. Expenses: \$2,426 which includes \$195 on culverts and on water testing to date.
    - iv. Ending cash balance - \$29,935
    - v. Current loan balance is \$7,000
    - vi. 73 have not paid, 8 new payers, 101 have paid to date (last year 107), 93 have paid both years. Dues are on track per budget.
  - b. Budget Review – Andy went over the status of the budget to date.
5. Water Quality Testing: Anni reported that testing will be performed for June.
6. KSA Updates:
  - a. Culvert Update

178 Krainewood - Santino and Ted reported that White Mountain Survey & Engineering had completed revisions to the culvert engineering plans for replacement. White Mountain is now ready to begin the next step outlined in their proposal, which is to prepare the Wetlands Bureau permit application and all supporting documents.

Based on discussion Santino and Ted had with Jim Rines at White Mountain, there will be additional expenses for the preparation of the application, including time for preparing the application and filing fees payable to the Wetlands Bureau. Mr. Rines was not able to give an exact amount of the additional costs, but Santino and Ted estimated that the additional costs would be at least \$3,000. It was noted that there is enough funds from original appropriation of \$12,000 to file permits. Peter will write a letter supporting showing KSA's support for Santino moving the garage.

Salmon Meadow – Peter has spoken to several residents who have expressed interest in getting the culvert cleaned up. Board requested that they provide a plan that we could consider. Anni & Steve will speak with John Tocco a resident of Salmon Meadow.

210 Krainewood – Anni, Steve and Karen will meet with Steve Hall to work on a plan for cleaning the culvert in the Fall of 2021. With Andy's assistance, it can be a DIY project once permit is approved. Steve King will talk with Steve Hall to get his approval for permitting application.

b. Toy Box Litigation Update

Peter reported that the New Hampshire Supreme Court issued its opinion on the KSA/Black Cat appeal of the Moultonborough zoning board's decision to allow the construction of the Toy Box project.

The Court agreed with the trial court that KSA/Black Cat's complaint was time-barred, but disagreed that the complaint could not be amended to add the claims for declaratory relief. So the decision was affirmed in part, vacated in part, and remanded back to the trial court to rule on the motion to amend the complaint.

This means that the KSA/Black Cat appeal of the zoning board's decision is still alive and viable. Nothing further can be done until the trial court issues a new decision. The parties will now have to wait for the trial court and then a decision will need to be made about whether KSA/Black Cat proceeds with its lawsuit.

7. Outstanding items

- a. Street signs and radar – New Krainewood sign at entrance. Will also look into a radar sign going up late Spring/early Summer. Police have been patrolling neighborhood which will hopefully keep speed at minimum.

8. New Business:

- a. Front Entrance – Damaged by a vehicle.
  - i. Peter will take the lead on coordinating repair.
  - ii. Steve King will file an insurance claim
  - iii. Estimates will be requested from ACT Five LLC and another company
  - iv. Ted will clean up the entrance
  - v. Peter will put a hold on Stephens landscaping until insurance has inspected.
- b. Annual Meeting – will be in person at Andy's house, Saturday, July 10<sup>th</sup>, 9:00 am.
  - i. Steve will purchase signs
  - ii. Karen will make copies for mailboxes and update website
  - iii. Anni will provide pastries/coffee
- c. 2021-2022 budget– To be presented/discussed/finalized for recommendation at the June Board Meeting.

9. Meeting was adjourned at 7:15pm pm.