

Krainewood Shores Association, Inc.

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

Board of Directors – Meeting Minutes

Virtual Meeting
September 28, 2021
5:00 pm

Board of Directors Present: Karen DeDonato, Santino Ferrante, Peter Gennaro, Steve Hall, Anni Jakobsen, Steve King, Ted Knapik, Andy Teich

Board of Directors Not Present: Judy Cadorette

1. Roll Call; Establish a Quorum

At 5:00 pm, President Peter Gennaro called the meeting to order; roll call was taken and a quorum was established.

2. Approval of minutes of last Board of Director's meeting

Following discussion, on motion duly made, seconded and carried, the minutes of the of Board of Directors' meeting held on July 27, 2021 were unanimously approved, subject to certain technical revisions to be approved at the Board's September 28, 2021 meeting.

3. Financial Report

(a) Treasurer Andy Teich presented the following financial reports:

- Krainewood Shores Association - Interim Financial Report (7/19/21 – 9/28/21)
- Krainewood Shores Association - FY2021/22 Budget

Following discussion, on motion duly made, seconded and carried, the financial reports were unanimously accepted by the of Board of Directors, as presented.

- (b) Andy reported that the loan for the road work performed on Krainewood Drive has been fully repaid.
- (c) Steve King reported that the invoice for road repair work performed on the KSA roads was higher than anticipated, but still less than any other quote he received for the work from other contractors. It was agreed that all future bids for any KSA work must be in writing and submitted by fully insured contractors.

4. Review of KSA Insurance Policies

- (a) Peter reported on his discussions with the Association's insurance agent regarding KSA's insurance coverage. After his presentation and responses to questions from members of the Board, the discussion was closed with no further action recommended.
- (b) The Board discussed whether it is advisable to have volunteers perform work for the Association. According to the insurance agent, whenever a volunteer performs work for the Association, the volunteer is not insured for any injury he or she may suffer. No final determinations or recommendations were made as to whether the Board should refrain from using volunteers to perform services for the Association.

5. Culvert Updates

178 Krainewood Drive

Ted reported that the New Hampshire Department of Environmental Services issued the permit to replace the culvert at 178 Krainewood. A copy of the permit is attached to these minutes.

Ted also reported that he had received an estimate for the culvert replacement and the from G. W. Brooks & Son Inc. The estimate is for budgeting purposes only and is subject to change. After discussion about funding the cost of the culvert replacement, Ted was asked to obtain an updated estimate from G. W. Brooks in which the cost to replace the culvert would be separated from the related road work. The Board agreed that further discussion would be needed to determine how best to fund the project.

210 Krainewood Drive

Karen reported that she met with Steve Hall and they developed a plan for cleaning the silt and gravel from the south side of the bridge located at 210 Krainewood Drive. They plan on having the area cleaned sometime during the Fall of 2021

Anni will contact John Tocco to discuss the work on the culvert on Salmon Meadow Lane.

Santino will file a request for another extension on the permit applications.

6. Toy Box Litigation Update

Peter and Santino reported that a hearing was held on a Motion to Amend the that the most recent hearing on the lawsuit was favorable for KSA. The developer filed a motion to dismiss the lawsuit. Another hearing is scheduled on the motion to dismiss. Hopefully after that the judge will issue a judgment.

7. Road Updates

- (a) Steve King reported that cracks in all the private roads were sealed. He also reported that the Town installed new signs by the intersection of Hanson and Krainewood Drives. Steve King will re-install a sign to slow traffic.
- (b) Steve King offered to remove brush encroaching on the roadways and also, he offered to seek volunteers to help with the removal.

8. Front Entrance Update

- (a) Peter and Andy reported that a check has been received from the insurance company for the damage to the wall at the front entrance to Krainewood Drive.
- (b) Andy agreed to perform the repair work. He indicated he would like to have it done by this Fall, but if that was not possible, he would attend to the work next Spring.
- (c) Karen requested that a new contractor/landscaper should be found to maintain the landscaping at the front entrances.

9. New Business

- (a) Anni raised concern about speeding and the amount of garbage not being cleaned, particularly around areas where contractors are working. Anni also indicated that a bear has been seen around the garbage. Steve King agreed to speak with the homeowners in the area where the bear was spotted and advise them about the need to keep the area free of garbage. Anni offered to assist Steve in locating homes where garbage has been seen. Anni reported that Mary Cookson, a Krainewood resident, asked about organizing a community clean-up day. Peter suggested that a clean-up day could be organized in the Spring and asked Anni to look into organizing such an event.
- (b) Steve King brought up that Roger Blake, a resident of Beechwood Circle, regularly picks up trash on the roads. Karen suggested that Roger be sent a thank you card in recognition of his efforts. Karen offered to send the thank you card.
- (c) Peter asked Steve King to follow up with the Town about installing additional speed limit signs along the Association's roads. Peter asked Steve to ask the Town about placing a mobile flashing sign/device placed on Krainewood Drive. The Board discussed the possibility of purchasing such a device. The discussion was tabled for further consideration in the future.
- (d) Karen indicated that the speed limit in the Association should be reduced. Karen will work with Steve King to approach the Town about having the speed limit in the Association reduced.

10. Adjournment

There being no further business to come before the Board, upon motion duly made, seconded and unanimously adopted, the meeting was adjourned at 6:30 pm.