

**Krainewood Shores Association**  
**P.O. Box 685, Center Harbor, NH 03226**  
**Annual Meeting Agenda**  
3 Hanson Drive, Moultonborough, NH  
July 10, 2021, 9:00 am

**Board of Directors:** Judy Cadorette, Karen DeDonato, Peter Gennaro, Anni Jakobsen, Steve King, Ted Knapik, Mary LaHut, Tom Lesniak, Andy Teich, Rich St. Onge, Santino Ferrante

1. Establish a quorum- Peter
2. Approval of Annual Meeting Minutes – July 11, 2020
3. Water Quality Initiatives- Special Guest Speaker: Pat Tarpey, Lake Winnepesaukee Association
4. Financial Report - Andy
  - a. Current
    - i. Financial Report July, 2020 – July 2021
    - ii. Dues
    - iii. 2021/2022 Proposed Budget
5. Board of Directors – Election – Peter
  - a. Two (2) Open Seats (3 Year Term)
    - (i) Current Nominations: Karen DeDonato (I), Mary La Hut (I), Steve Hall
    - (ii) Nominations From the Floor
  - b. Association Members Vote
6. Business Updates:
  - a. Ash Cove & Salmon Meadow Water Quality
  - b. Culverts
  - c. Roads
    - i. Front Entrance
    - ii. Speed Limit
  - d. Website Update
  - e. Toy Box Update
7. New Business – Open Discussion
8. Adjourn

# **Krainewood Shores Association, Inc.**

P.O. Box 685  
Center Harbor, NH 03226

Annual Meeting Minutes  
July 11, 2020 ~ 9:00 am via Zoom

The meeting was called to order at 9:00am and a quorum was established by Peter Gennaro, President.

**Attendance:** 45 Members signed into Zoom to attend the meeting.

**Minutes:** A motion to accept the minutes of the July 13, 2019 Annual Meeting was made, seconded and approved.

**Treasurer's Report – 7/2019 – 7/2020:** Andy Teich

- Financial report:
  - 3% increase in income
  - \$25,309 dues income
  - 105 People paid, 87 last year, 8% increase in dues paid
  - 68 not paid
  - \$17,368 in Expenses
  - \$7800 in loan repayment
- Dues: Motion was made, seconded and approved to set the KSA annual dues at \$250 for the fiscal 2021 year.
- 2020-2021 Proposed Budget – Andy presented the Fiscal 2021 budget as approved for recommendation by the Board of Directors at the June 18, 2020 meeting. A motion was made, seconded and approved to accept the 20-21 budget as presented.

**By-laws** - Motion to accept the Amended by-laws as approved for recommendation by the Board of Directors at the June 18, 2020 meeting was made, seconded and approved.

**Presentation and Election of Slate of Officers:**

- A motion to approve the Slate of Officers as presented was made, seconded and approved. A listing of the 2020-2021 Board of Directors is attached.

**KSA Updates:**

- Culvert Project: Culvert committee reported on the status of the 3 culverts in need of repair: Salmon Meadow, 178 Krainewood and 210 Krainewood.
- Website update: Karen DeDonato reported that the website is up and running at [www.krainewoodshores.org](http://www.krainewoodshores.org)
- Toy Box Update: Peter Gennaro reported that the project is held up in litigation and they can't start construction until lawsuit is settled.

**Meeting adjourned:** The meeting was adjourned at 10:10 am.

## Krainewood Shores Association FY2020/21 Budget

<b>Fiscal Year</b>	<b>2020</b>	<b>Actual</b>	<b>Remaining</b>
<b>Years covered</b>	<b>2020/2021</b>	<b>6/30/2021</b>	
Opening Cash Balance (7/5/20)	\$ 28,908	\$ 29,150	
<b>Income</b>			
Dues Rate	\$ 250		
Dues	\$ 25,000	\$ 25,210	\$ (210)
Interest	\$ 12	\$ 3	\$ 9
Web Advertising			\$ -
Loan Proceeds			
Other		\$ 390	
<b>TOTAL Income</b>	<b>\$ 25,012</b>	<b>\$ 25,603</b>	<b>\$ (201)</b>
<b>Expenses</b>			
Loan Repayment	\$ 7,800	\$ 7,800	\$ -
Postage / PO Box	\$ 275	\$ 654	\$ (379)
Supplies / Misc	\$ 300	\$ 32	\$ 268
Social Event	\$ 750	\$ -	\$ 750
Entrance Area Maintenance	\$ 3,000	\$ 1,801	\$ 1,199
Property Tax	\$ 36	\$ 33	\$ 3
Insurance	\$ 1,500	\$ 1,588	\$ (88)
Web Page	\$ 150	\$ 443	\$ (293)
Road Maintenance/Signs	\$ 150	\$ 225	\$ (75)
Road Paving/Maint	\$ 1,500	\$ -	\$ 1,500
NH Non-Profit Fee	\$ 25		\$ 25
Legal/Misc	\$ -	\$ -	\$ -
Brush/Tree Removal	\$ 650	\$ -	\$ 650
Culvert Project	\$ 12,500	\$ 10,618	\$ 1,882
Water Testing	\$ -	\$ 1,776	\$ (1,776)
Other		\$ 390	
<b>TOTAL Expenses</b>	<b>\$ 28,636</b>	<b>\$ 25,361</b>	<b>\$ 3,665</b>
<b>Income Less Expenses</b>	<b>\$ (3,624)</b>	<b>\$ 242</b>	
Ending Cash Balance	\$ 29,150		
Ending Loan Balance	\$ 6,000		

## Krainewood Shores Association FY2021/22 Budget

<b>Fiscal Year</b>	<b>2021</b>	<b>Actual</b>	<b>Remaining</b>
<b>Years covered</b>	<b>2021/2022</b>		
Opening Cash Balance (Est 7/6/21)	\$ 29,150		
<b>Income</b>			
Dues Rate	\$ 250		
Dues	\$ 25,000		\$ 25,000
Interest	\$ 3		\$ 3
Web Advertising			\$ -
Loan Proceeds			
Other			
<b>TOTAL Income</b>	<b>\$ 25,003</b>	<b>\$ -</b>	<b>\$ 25,003</b>
<b>Expenses</b>			
Loan Repayment	\$ 7,800		\$ 7,800
Postage / PO Box	\$ 650		\$ 650
Supplies / Misc	\$ 150		\$ 150
Social Event	\$ 750		\$ 750
Entrance Area Maintenance	\$ 3,000		\$ 3,000
Property Tax	\$ 34		\$ 34
Insurance	\$ 1,500		\$ 1,500
Web Page	\$ 300		\$ 300
Road Maintenance/Signs	\$ 150		\$ 150
Road Paving/Maint	\$ 5,000		\$ 5,000
NH Non-Profit Fee	\$ 25		\$ 25
Legal/Misc	\$ -		\$ -
Brush/Tree Removal	\$ 650		\$ 650
Culvert Project	\$ 5,000		\$ 5,000
Water Testing	\$ -		\$ -
Other			
<b>TOTAL Expenses</b>	<b>\$ 25,009</b>	<b>\$ -</b>	<b>\$ 25,009</b>
<b>Income Less Expenses</b>	<b>\$ (6)</b>	<b>\$ -</b>	
Ending Cash Balance	\$ 29,144		
Ending Loan Balance	\$ -		

# Krainewood Shores Board of Directors

## *2021-2022 Slate of Officers July, 2021*

### Board Nominations

Name	Tenure Ends
Karen DeDonato	2021
Mary LaHut	2021
Steve Hall	

**Nominations from the floor: Please email Karen DeDonato at:**  
[karen.dedonato@gmail.com](mailto:karen.dedonato@gmail.com) to submit your name for nomination before July 10, 2021 or submit your name at the meeting.

### Current Board of Directors

	Name	Phone	Email
1	Peter Gennaro - President	603-253-4276 978-251-8243	pgennaro@sterlingmail.com
2	Ted Knapik - Vice President	603-253-3154	tknapik@roadrunner.com
3	Andy Teich - Treasurer	503-706-4314 (cell) 801-659-4497 (fax)	Andy.teich@me.com
4	Karen DeDonato - Secretary	978-502-9454	karen.dedonato@gmail.com
5	Steve King, Road Agent	603-440-5305	Kingp1028@gmail.com
6	Judy Cadorette, Dir.	603-253-6087 508-733-9075 (cell)	judyc31@verizon.net
7	Mary LaHut, Dir.	603-253-3192	joelahut@yahoo.com
8	Anni Jakobsen, Dir.	203-273-5045	emtmom@earthlink.net
9	Santino Ferrante, Dir.	617-460-6263	mb@nii.net