

Krainewood Shores Association, Inc.

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

Board of Directors – Meeting Minutes

Virtual Meeting

July 27, 2021

5:00 pm

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

1. 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 June 30, 2021 were unanimously approved.

3. Election of Officers

Nominations were called for the election of officers. Upon nominations duly made, seconded and carried, the following persons were elected as the Association's officers to serve for the ensuing year or until their respective successors are elected and qualify:

The following persons were elected to hold the office set forth opposite their names below:

Name	Office
Peter Gennaro	President
Ted Knapik	Vice-President
Santino Ferrante	Secretary
Andy Teich	Treasurer
Steve King	Road Agent

4. Review of Annual Meeting

Members of the Board received favorable feedback from homeowners about the Association's annual meeting. The guest speaker was exceptional and provided the Association with valuable information about the lake and surrounding coves.

Andy presented financial reports setting forth the Association's financial status including funds on deposits and annual dues collection activities.

5. Water Testing Methodology

Karen initiated a discussion concerning the need for testing water in the lake and the various coves around the Association property. Following the discussion, Karen made a motion to fund \$3,734 for water testing. The motion was seconded but failed to carry with 4 directors voting in favor of the motion and 5 directors opposed.

A motion was made to have the Board donate \$300 to the Lake Winnepesaukee Association. The motion was seconded and carried.

After further discussion about the advisability of watering testing, the Board decided to remove all water testing results from the Association's website and discontinue all further water testing activities.

6. KSA Updates

(a) Culverts:

178 Krainewood Drive

Ted reported that the engineers has submitted a completed application for a permit to replace the culvert at 178 Krainewood Drive to NHDES. A decision on whether NHDES would issue the permit or make further recommendation was expected by the middle of August. Ted reported that the engineering and application cost to date were \$12,624.

Steve King and Anni reported they inspected the site as members of the conservation board.

210 Krainewood Drive

Anni, Karen and Steve King offered to meet with Steve Hall to work on 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.

(b) Toybox Litigation:

Peter reported that a hearing before the Court was scheduled for early September. Until the motion was heard and decide there was no new information to report. It was also reported that the owner of the Toy Box land had listed the property for sale.

(c) Front Entrance:

The Board discussed the status of the insurance claim. Steve King had no new information, but it was confirmed that when the insurance company pays for the damage, payment will be made directly to the Association – not to the contractor.

Andy confirmed that the estimate submitted by Act V, LLC was in the amount \$2,976.54. This was the amount on the estimate submitted to the insurance company.

Steve King said he would call the insurance company to follow up on status of claim.

It was pointed out that the minutes of the June 30, 2021 meeting reported an incorrect amount for the damage to the front wall. Karen will amend June 30, 2021 meeting minutes to reflect that the estimate submitted totaled \$2,976.54.

7. Outstanding Items

Steve King reported that two (2) new "Slow" signs were installed on Krainewood Drive and that a new Krainewood Drive street sign was installed at the entrance to Krainewood Shores on the Martha's Lane side of Krainewood Drive.

Ted will be using Andy's sweeper to clean roads in Krainewood Shores.

Steve King will be engaging a contractor to seal cracks in asphalt on the roads throughout Krainewood Shores.

The Board discussed scheduling regular meetings. Peter agreed to circulate a schedule for Board meetings with dates in September, November, January, March, May and June. The annual meeting will be held in July.

The Board discussed installing a new sign on Krainewood Drive at the intersection with Hanson Drive advising people travelling on Krainewood Drive beyond the intersection that they would do so at their own risk.

8. New Business

- (a) Karen requested that the Board conduct a review of the Association's insurance policies so the Board can determine whether the Association has sufficient insurance coverage for the activities it conducts.
- (b) Steve Hall requested that all private roads in Krainewood Shores be identified.

9. 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.