

# **Krainewood Shores Association, Inc.**

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

## **Board of Directors – Meeting Minutes**

Virtual Meeting  
November 30, 2021  
5:00 pm

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

**Board of Directors Not Present:** Judy Cadorette, Santino Ferrante

### **1. Roll Call; Establish a Quorum**

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 September 28, 2021 were unanimously approved, subject to the following modifications:

- (a) Section 9(a): Anni Jakobsen requested that the second to last sentence be revised to indicate that Anni was asking about organizing a community clean-up day on behalf of Mary Cookson, a resident of the Association.
- (b) Section 3(b): Steve Hall requested that this section be revised to indicate that the loan that was repaid was for work performed on Krainewood Drive.

In addition to the foregoing revisions to the September 28, 2021 minutes, Anni Jakobsen requested that Section 6(a) of the July 27, 2021 minutes be revised to indicate that Steve King and Anni reported they were present at the conservation board's inspection of the culvert at 178 Krainewood as residents of the Association, not as members of the conservation board.

### **3. Financial Report**

Treasurer Andy Teich presented the following financial reports:

- Krainewood Shores Association - Interim Financial Report (9/28/21 – 11/30/21)
- Krainewood Shores Association – FY2021/22 Budget

In addition to presenting the foregoing financial reports, Andy reported dues payments were strong and, based on the payments made so far, he expected payments to continue to be strong this year.

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

#### **4. Culvert Updates**

##### 178 Krainewood Drive

The Board had a general discussion about the status of the culvert replacement and funding the cost of the work. Further discussion about the culvert was deferred until a special meeting could be convened when Santino would be available to provide additional information.

##### 210 Krainewood Drive

Karen reported that she had obtained approval from all abutters to have the Association clean the "mouth of the entrance" of the waterway by 210 Krainewood Drive. She is working with NHDES and has received confirmation from NH Fish and Game that the work will not interfere with any wildlife in the area.

#### **5. Toy Box Litigation Update**

Peter reported there were no new developments in the case except that a hearing was scheduled before the Court on December 1, 2021. Peter will report back to the Board once the Court issues a ruling.

#### **6. Road Updates**

Steve King reported that there are some "serious dead trees" that he has been asking the Town to take down. Nothing has happened yet, but Steve will continue following up with the Town. Steve also reported that there is a "huge puddle" on Beachwood Circle which Steve believes may not be passable if the puddle sinks further.

Ted reports that a street sign at the intersection of Butternut and Krainewood is missing. Steve King will look into having it replaced.

Steve King will look for volunteers to help with brush removal.

Karen reported she contacted the Town about having the speed limit on KSA roads reduced. She was advised by someone at the Town that they would get back to her with information about the process for having speed limits changed.

#### **7. Front Entrance Update**

Peter and Andy confirmed the repair work to the wall at the front entrance will be performed in the Spring.

#### **8. Community Clean-up Day**

The Board had a general discussion.

#### **9. Thank you card from the Board to Blake for his cleaning work around the KSA community**

Karen reported she sent a thank you card.

#### **10. New Business**

Peter reported that he had obtained a proposal for landscaping work at the front entrance from Steven's Landscaping. Peter asked if anyone was interested in obtaining a second bid. Anni offered to look for another bid.

#### **11. Adjournment**

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