

Krainewood Shores Association, Inc.
P.O. Box 685
Center Harbor, NH 03226

Board of Directors' Meeting Minutes as amended 7/27,2021
Virtual Meeting
June 30, 2021
6:00 pm

Present: Karen DeDonato, Judy Cadorette, 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 May 11, 2021 meeting minutes.
 - b. \$5,000 for road maintenance
 - c. \$1500 final expenditure for ToyBox Litigation
 - d. \$5000 final expenditure for Culvert project
 - e. 21/22 Budget as amended
4. Financial Report:
 - a. Interim 5/11/21 – 6/30/21
 - i. Opening balance of \$29,935
 - ii. Income: \$1,250
 - iii. Expenses: \$2,035 which includes \$677 on culverts and \$462 on water testing to date.
 - iv. Ending cash balance - \$29,150
 - v. Current loan balance is \$6,000
 - vi. Income to date is \$25,982 (last year was \$25,786). 101 have paid to date (last year 107), 9 new payers, 15 paid last year but not this year.
 - b. Dues will remain the same as last year. \$250
 - c. 21/22 Budget Review – Andy reviewed the proposed budget, items discussed and included were Motions B, C and D above. Budget was approved as amended.
5. Culvert Update – Santino reported that applications for all 3 culverts has been renewed until October '21.

178 Krainewood - Santino and Ted reported that notification should be received by mid-August as to whether the permit has been approved or if revisions are needed. Board approved additional funding of \$5,000 to complete the permitting process.

Once the permitting has been completed, the next steps will be to secure bids and create a committee to develop a funding plan.

Salmon Meadow – John Tocco has requested a copy of the application to follow up on. There are 11 homeowners interested in maintaining the culvert.

210 Krainewood – Anni, Steve and Karen will meet with Steve Hall to work on a plan for cleaning the culvert entrance in the Fall of 2021.

6. Water Quality Testing: After much discussion, the budget item has been deferred to July Board meeting to provide additional time to determine if there is any liability on the part of KSA in performing/reporting the test results. Andy will review insurance policy and Santino will look into whether we should get a legal opinion.

7. Toy Box Litigation Update

Peter reported that the Court has scheduled a hearing on September 1. The Court did not state the purpose of the hearing, but since it is only a 15 minute hearing, KSA/Black Cat's attorney expects it will be a status conference where the parties will discuss KSA/Black Cat's motion to amend its complaint against the Toy Box developer and the Town of Moultonborough. At that time, the Court will likely schedule a time for the parties to submit written briefs. Please note, at the Board's meeting Peter stated the hearing was scheduled for September 10, but later advised KSA's Secretary that the correct date for the hearing is September 1, 2021.

The Board approved a maximum of \$1,500 in additional final legal expenses. The Board also expressed a desire to withdraw from the lawsuit and directed Peter to discuss KSA's withdrawal from the lawsuit with Black Cat.

8. Outstanding items:

- a. Front Wall Damage -A contractor estimate of \$2976.54 was submitted to insurance for repair.
- b. Annual Meeting
 - i. Election – Karen will create ballot, there will be one vote per dues paying property
 - ii. Refreshments – Annie will provide cold drinks and pastries. Karen will pick up coffee.

9. New Business:

- a. Front Entrance – The front wall entrance was vandalized. Lights and wires were ripped out and thrown in the woods. Andy has donated a camera to be used for surveillance.
- b. Road sweeping – Ted has volunteered to sweep the roads. Andy has offered the use of his sweeper. Thank you to both.

10. Meeting was adjourned at 7:45pm