

April 20, 2026
 Village at Kearsarge Monthly Board Meeting
 Meeting Location: Zoom

VAK BOD in attendance:

Mark Fancher, Adam Chase, Lois Means, Angela O'Brien, James McGrath,

VAK Owners in attendance:

Tom Henneberry Unit #7, Sara DePasquale Unit #9

Meeting Start	At 6:00 Mark called the meeting to order and the reviewed agenda.
Owner's Forum	<p><i>Owners will be allocated 15 minutes of shared time to respectfully comment on relevant association topics and current agenda items. Personal requests should be submitted to VAKcondoboard@yahoo.com. Owners are welcome to observe the balance of the meeting unless the board goes into executive session.</i></p> <ul style="list-style-type: none"> • Tom Henneberry was looking for an update on the sewer project progress
Approval of Minutes	<p>March 2026 Minutes: Motion to approve by Adam seconded by Lois. All in favor. James abstained.</p> <ul style="list-style-type: none"> • <i>Reminder on process:</i> <ul style="list-style-type: none"> ○ <i>review/revise immediately after meeting</i> ○ <i>post onto website after review</i> ○ <i>officially approve at following month's meeting, repost if necessary.</i>
Treasurer's Report	<ul style="list-style-type: none"> • April 16, 2026: <ul style="list-style-type: none"> ○ Operating account \$ 197,970.11 ○ Capital Reserve \$ 180,434.96 ○ Sewer Account \$ 237,631.13 • Coleman Pay App 1 was paid: \$129,853.63 • BNH may have deposited funds into the Operating account instead of the Sewer account. Will be investigated and, if necessary, those funds will be transferred. • There is a payment outstanding for Lynch. Seems they have not invoiced us. • Motion made by James to accept the Summary Treasurer's Report, seconded by Lois. Approved unanimously.

<p>New Business</p>	<ul style="list-style-type: none"> • May 2nd was set for Spring Walk around at 10 AM. Available board members to meet in parking lot of Building 1. • There is a clerical issue with the Master Insurance Policy on the building addresses. Been wrong for many years. Will post an updated policy when and if Vermont Mutual emits one.
<p>Old Business</p>	<ul style="list-style-type: none"> • Painting <ul style="list-style-type: none"> ○ A contract has been signed with Blake to paint Building 4, the trim and garage doors of the trash building and the decks on Building 2. ○ Rot repair efforts for these buildings will begin shortly. ○ Rot repair complete on Trash Building ○ Discussion regarding what color to paint the garage doors. Decided to discuss further during walk around. • Lois will be walking the buildings with Blake and Chris this week and will work to get estimates to owners for the decks. • Under-deck enclosures (No Change) <ul style="list-style-type: none"> ○ Need to document the standards on building products, colors, on under-deck enclosures, etc. This would be an LCA cost. • Miscellaneous Facilities Update <ul style="list-style-type: none"> ○ Drains on Building 2 will need to be redone. Will be working up some details before getting estimates. • Chimneys <ul style="list-style-type: none"> ○ Chimney Inspections and Cleaning will occur between April 27-29. This is the more extensive inspection that occurs every three years. Access to all units will be necessary. Anyone who has changed their locks will need to provide Chris with new keys or codes prior to the inspection date. ○ Unit 42 <ul style="list-style-type: none"> ▪ Chimney using two stoves on one flue. This may be resolved. Lois to check with Chimney man. ○ Unit 9 <ul style="list-style-type: none"> ▪ Work on this Chimney will be complete this week. Extra work on the order of \$5,000 was identified as more issues were uncovered. • Landscaping & Lawn Care <ul style="list-style-type: none"> ○ Ruby new contract for 2026 approved ○ Lynch; new contract with minimal increases is under consideration. James walked around with Lynch today to review work needed following sewer project completion. • Snow Clearing •

- Sewer Update
 - All the sewer line has been laid and the final bit tested today. The last 4 buildings will be connected this week and the contractor expects functional completion by Friday (April 24). Work on cleanup will continue for a while and is weather dependent.
 - Mark met with the contractor on April 17 to discuss work above the contract amount to (1) remove at least two septic tanks we knew nothing about (Buildings 3 and 4) (2) Building connections that are greater than drawn and (3) dealing with ledge and rocks. This is not expected to be a significant charge, and we still have 4 buildings to connect and potential other surprises may arise.
 - We will have an opportunity at the end of the draw period to collect pay-in-full payments from owners wishing to do so after the final numbers are known. This will be a once-only opportunity (Think June-ish). Then the loan will be re-amortized based on the amount outstanding.
 - First Pay Application to Coleman for January Billing is in complete. The second Pay Application to Coleman is in process.
 - Change Order #1 has been completed, the majority covering the removal of the pumping station from the project, a roughly \$250,000 savings. Some portion of that savings will be apportioned to the Owners (and the rest to the Water Precinct). A solid win in any case. Any future Change Orders will likely be in the other direction.
 - Financial
 - The BNH line of credit has been approved for up to \$1,000,000 at 7%. Contract has been signed.
- Roads and Amenities Update
 - The R & A Annual Meeting will be June 6. (NCWP meeting room?)

<p>Owner-submitted projects that impact CA and/or LCA (Mark)</p>	<p><i>Any project that impacts common and/or limited common areas as described in Article II of our Declaration needs to be submitted to the board in writing with supporting documentation including plans, material specs, and information on the contractor including their insurance coverage. Please review the information on Owner Projects on the website.</i></p> <ul style="list-style-type: none"> • The following projects are under review: <ul style="list-style-type: none"> ○ Unit 5 patio ○ Unit 40 kitchen remodel <ul style="list-style-type: none"> ▪ Owners in unit 40 are considering a kitchen remodel and contacted the board to inquire about removing a wall. Advised to contact contractor for determination of weight bearing and to come back to the board for approval. ○ Unit 38 mini split installation • The following project has been approved but not yet started. <ul style="list-style-type: none"> ○ None
<p>Executive Session</p>	<p><i>Per NH335-B:37-d, the VAK BOD will go into executive session to discuss legal issues, administrative proceedings, personnel matters, or contracts/transactions under negotiation that premature general knowledge of would put association at a disadvantage or violate privacy of any person.</i></p>
<p>Meeting Adjourned</p>	<ul style="list-style-type: none"> • Public Meeting Adjourned at 6:48 PM
<p>Upcoming Meetings</p>	<ul style="list-style-type: none"> • May 18th at 6pm BOD • June 15th at 6pm BOD

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	No Session this month.