Atherton Common Unit Owners Association Special Meeting
Minutes for September 28, 2026

The meeting convened at 3:27 PM. In attendance were President Art Brault, Vice President Bruce Kinney, Director Pete Eiche, Treasurer Howell Mitchell, Secretary Vicky Leknes, and Association Managing Agent Norman Desrochers. Owners also present were Linda Madden, Regina Kinney, Al Weller, Art Leknes, Joan Ferguson, Betty Fitzgerald, George Goodloe, Roy LaMotte, Kaki Lochhead, Jim Leary, Ed Merrill, Laurie Wenger, Avis Moller, Mitch Ayers, Ingrid Michaelis, Nora Weber, Kevin Eagan, and Dick Stout.

Meeting Purpose: A special meeting was called by the Atherton Board of Directors in accordance with the State of New Hampshire Condominium Act and the Atherton By-Laws for the sole purpose of voting on amending the Capital Reserve Budget by $15,000 for the cost of replacing the existing mailboxes. No dissension was reported prior to the special meeting.

Mailbox Replacement Details: Four mailbox units are to be replaced for a total cost of $15,000. This projected cost has been held since May and is lower than the initial estimates between $17,000 - $22,500. There will be no out-of-pocket expense to unit owners. Installation and removal of the old mailbox units are included in the price. Great North Maintenance will be the contractor and will coordinate with the US Post Office on the transition.

Mailbox Configuration Details: The new mailbox units will be aluminum boxes, 12 mail slots at each location, and an integrated parcel locker with steel posts. The individual boxes will be the same size as the old boxes. There will only be one parcel box per unit. The Post Office has confirmed they will deliver extra parcels directly to the owners doors if needed. Outgoing mail can be left in the back of the mailbox unit for post office pickup.

A motion was made to amend the Capital Reserve Budget by $15,000 for the cost of replacing the 4 mailbox units by Howell Mitchell and second by Linda Madden. The motion passed by a vote of 28 Yea to 1 Nay. In addition to those owners present at the meeting, 8 owners voted by proxy.

The meeting adjourned at 3:36 PM.

Respectfully submitted,
Vicky Leknes
Secretary