

KROKA BOARD OF TRUSTEES
LAKE WARREN MEETING MINUTES

May 20, 2026 - Remote Zoom Meeting

Board Attendance: Bets Dews, Jackson Ennis, Daniella Malin, Lela McCaffrey, Sondra Nelson, Alan Roberts & Sarah Scherschel

Staff: Ezra Fradkin & Nathan Lyczak

Meeting called to order at 6:00 pm

Emergency meeting about purchase of property on Lake Warren, Alstead, New Hampshire

A 16 acre lake front property on the north end of Lake Warren is up for sale. The property is comprised of three parcels (see Alstead Tax Map #11, 69 & 70). The property is undeveloped, abuts conservation land to the east and a residential property to the west. It is accessed from Rte 123 and includes a right of way for the owner of the residential property to access their property. There is no road through the property from Rte. 123 to the water. It has a decent shore line, some wetland areas, little hills, and old growth trees. You can look out in many directions and not see other houses so it feels more like being in the wilderness. It is located on a part of the lake that we currently frequent when we take groups to Pine Island.

This is an opportunity for us to acquire land that allows us to bring groups for swimming and boating. It has the advantages of being close enough to Kroka to be used frequently by semester, summer, and school groups and allowing for boat storage which removes the need to trailer boats and the hassle of using the town boat ramp. Also, it gives us local access to water if the Kroka pond goes dry. Ezra and Nathan have walked the property. The main concerns around purchasing the property are the expense and the adding to our facilities burden as it is another property that will require maintenance and upkeep.

The Leadership Circle is supportive of this purchase.

Funding would come from the Campsite Fund, donors, and possibly a loan depending on ultimate cost and funds raised.

The board discussed the benefits and drawbacks of this purchase and came to the following

Consensus Agreements:

1. We agree to work towards acquiring this property.
2. We agree to the launching of a fundraising campaign to add funds to the Campsite Fund for this purchase.
3. We agree on using the Campsite Fund for this land purchase including \$50K for any needed work on the property and the intention/goal of replenishing the Campsite Fund with \$100K by the end

of the year. In addition, we agree that Kroka can offer up to but not exceed \$750K without board approval and, given the asking price, require an appraisal.

Meeting adjourned at 7:30 pm

Respectfully submitted, by Daniella Malin