

**Town of Moultonborough
Board of Selectmen
January 12, 2026**

MEETING MINUTES

Present: Chairman Kevin D. Quinlan, Vice Chairman Jonathan W. Tolman, Selectman Karel A. Crawford, Selectman James F. Gray, Selectman Charles M. McGee. Town Administrator, Angela Bovill, Executive Assistant, Alison Kepple.

I. CALL TO ORDER: Chairman Quinlan called the meeting to order at 10:00 a.m.

The Board recited the Pledge of Allegiance.

II. MOTION TO ENTER NON-PUBLIC UNDER RSA 91-A:3, II(d) (real estate)

Selectman Gray motioned to enter into non-public session at 10:02 a.m. Seconded by Selectman McGee. A roll call was taken: Vice Chairman Tolman – Aye; Selectman Gray - Aye; Selectman Crawford – Aye; Selectman McGee – Aye; Chairman Quinlan - Aye. Vote: 5 – 0. Motion Passed.

III. RETURN TO PUBLIC SESSION

Vice Chairman Tolman motioned to enter back into public session at 10:40 a.m. Seconded by Selectman Crawford. A roll call was taken: Vice Chairman Tolman – Aye; Selectman Gray - Aye; Selectman Crawford – Aye; Selectman McGee – Aye; Chairman Quinlan - Aye. Vote: 5 – 0. Motion Passed.

IV. VOTE ON APPROVAL OF OFFER TERMS AND AUTHORIZATION TO SIGN

Selectman Gray motioned to authorize the Town to enter into and for the Chair to sign a Purchase and Sales Agreement and all necessary documents for the property located at 81 Whittier Highway for a purchase price of \$3.6 million dollars and sellers closing costs up to \$148,000 dollars, contingent upon voter approval at the upcoming Town Meeting; and to direct the Town Administrator to place an article on the 2026 Town Meeting warrant regarding this property acquisition. The P&S shall be sent to the seller's agent following this meeting for seller's signature. Seconded by Selectman Crawford. A roll call was taken: Vice Chairman Tolman – Nay; Selectman Gray – Aye; Selectman Crawford – Aye; Selectman McGee – Aye; Chairman Quinlan - Aye. Vote: 4 – 1. Motion passed.

Chairman Quinlan made that following statement “Even though the town noticed public hearings to obtain authority per RSA 41:14-a to purchase real estate, the Board has elected to instead put this question before the voters at the upcoming March annual meeting. Due to that decision, the Board is no longer required to follow the procedures of RSA 41:14-a for authority to purchase property. The Board still intends to have one or more public hearings* before the March annual meeting to inform the public and take input. At the upcoming town meeting, the warrant article will ask the voters to authorize the acquisition of real estate and also to appropriate the necessary funding from fund balance for the purchase price.”

* (1/13/26 & 1/23/26 Public Hearings will still take place)

V. **ADJOURNMENT**

*Selectman Gray motioned to adjourn the meeting at 10:42 a.m. Seconded by Selectman Crawford. A roll call was taken: Vice Chairman Tolman – Aye; Selectman Gray – Aye; Selectman Crawford – Aye; Selectman McGee – Aye; Chairman Quinlan - Aye. Vote: 5 – 0. **Motion passed.***

Written on behalf of the Selectmen by Alison Kepple, Executive Assistant.

Approved
Kevin D. Quinlan, Chairman

Date