



CHOCORUA SKI & BEACH ASSOCIATION

<https://chocoruaskiandbeach.org>

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603-323-6150

Board of Directors Meeting Agenda

July 12, 2025 @ 9 am

Runnels Hall

25 Deer Hill Rd,

Chocorua, NH 03817

Present: Jor Molchan - President, Eileen Lennon - Treasurer, Paula McNiff - Secretary, Dave Hathaway, Jen Riley, Rob Steinberg, Ashley Sweeney

Attending by phone - Sherryl Hitte - Vice President, **Left meeting at 12:10**, Cheryl Gannon - **Left meeting at 11:45**

Absent - Lee Williams

Closed Session: 9:00

1. **Bridge:**

Egress plans on track for October repair

2. **Beach Erosion:**

Update; plans reviewed and questions to Stoney Ridge being addressed with the assistance of a community member who is an extremely experienced Water Management Engineer

3. **Budget**

Revisions and updates to the 2025/2026 budget, which will be presented to the membership at the 2025 Annual Meeting, were made.

4. **Ballot Questions**

Four Items were reviewed, revised, and accepted unanimously for the 2025 Ballot. They include a bridge specific assessment and three changes to improve how we allocate capital account money for essential community needs.

5. **Arrears update:** (20 mins)

Three motions, including restoring website access to members in arrears, a collection policy regarding unpaid dues and assessments and a collections agent were reviewed and passed.

Open Session: 10:48 AM

Members in attendance: Jan Huddleston

6. EFT payments

a. Discussion

The possibility of Debit One offering an online payment option that the association is seeking will be investigated.

Several systems were discussed, with the final options being Cheddar Up and Unipay. Cheddar Up presents fewer reconciliation issues compared to Unipay. A link to Cheddar Up will be added to the CS&B webpage as a payment option for the association.

b. Motion:

Approve the adoption of **Cheddar Up** as an authorized electronic payment platform for the Association, to be made available for member dues, fees, and other payments as determined appropriate, with all transaction costs to be incurred by the member as a convenience fee.

Proposed: **Jor Molchan**

2nd: **Cristin McGrath**

Approved: **Unanimously**

Opposed

Abstained

Actions:

Eileen L.- Ask Debit One if they have this type of platform for online payment.

Jor M. - Put the Cheddar Up link on the website

7. Officer roles:

- a. Some of the officer roles are near full-time commitments*
- b. All require a substantial number of hours each week.*
- c. This does not diminish the important and large contributions made by the rest of the board.*
- d. Everyone is encouraged to draft community volunteers from within and beyond the board to help with the work.*
- e. This is more difficult for an officer's responsibilities*
- f. Some day soon, we may not be able to field a full officer corps.*
- g. We have been exploring ways to share or delegate some responsibilities— most importantly, certain Treasurer duties to the Secretary, Vice President, or a*

licensed agent.

- h. There is plenty of precedent for this: in the past, portions of the Treasurer's work have been contracted out to individuals within CS&B or agents such as DebitOne currently.
- i. Bylaws clearly state the VP will "perform such duties as may be requested by the President."
- j. Do we need a bylaw change to allow for similar delegation? There are 3 basic summary conclusions here if we keep it simple:

- i. We should NOT allow any more delegation than we have now.
- ii. We should allow delegation, and the existing precedent is more than sufficient. (I am here btw)
- iii. We should do this but we MUST have a ballot question; Approve adding to bylaws in Article 6 Section 1: The President shall have the authority to delegate specific duties of any officer position to another Board member, officer, or, when appropriate, to a qualified individual or firm, as necessary to support effective operations and ensure continuity of responsibilities.

All such delegations must be clearly defined in writing and documented in the records of the Association. The Board shall retain oversight of all delegated responsibilities.

Under no circumstances shall any such delegation include discretionary authority or decision-making related to the disbursement of Association funds.

The board unanimously accepted the conclusion presented in Option ii. No motion was deemed necessary.

7. Minutes

Report: The June minutes were distributed to BOD members before the meeting for review

Discussion: None

Motion: Approve minutes from June meeting

Proposed: **Rob Steinberg**

2nd: **Sherryl Hitte**

Approved: **Unanimously**

Opposed

Abstained

8. Treasurer Reports:

- a. Report: [Attached](#)
- b. Motion: Approve Treasurer Report (June)

Proposed: **Jor Molchan**
Approved: **Unanimously**

2nd: **Paula McNiff**
Opposed Abstained

9. Log of Emails received/sent by subject

- a. Board Initiated/sent:
 - i. Arrears - notice to non-payers, amounts owed inquiries
 - ii. Beach Passes
 - iii. Board Ballot Deadline
 - iv. Beach & Rule Reminders
 - v. Beach Gate Opening/Closing
 - vi. A&B Permits correspondence
- b. CS&B Member initiated:
 - i. Beach passes; Replacements, New ones, Do I need a new one?
 - ii. Closings and Dues Owed and New Purchases
 - iii. Meets to pick-up beach passes: A number of emails requesting to meet and pick one up as well as emails to prepone the meeting time and then postpone the meeting time.
 - iv. Corrections to errors in CS&B community notices

10. Log of Phone Calls -

- a. **Total** - 20, Including:
 - Questions about due
 - Those looking for real estate
 - The boat rack
 - The boat stickers
 - Calls from title companies

11. Committee Reports

a. **A&B - Jen Riley**

Report:

- There are presently **4 violations**, all related to building without a permit.
- Proposed **new language for Guidelines** and enforcement.
Remove the bullet point "Abutters' written approval for new additions" from Article IV Section 3, as this is neither enforceable nor necessary for the permitting process.

Discussion:

A friendly email will be sent to four property owners whose construction requires permits but hasn't been obtained. The email will request a plot plan to help the committee defend the construction.

Additionally, there is another property undergoing significant work. A review is needed to determine whether the work involves only improvements or activities that require a permit.

The placement of septic systems was also discussed. It was noted that in the state of New Hampshire, septic systems can be installed under driveways.

Actions:

- **Dave H** will send information about septic systems under driveways to the A&B Committee
- **Jen R.** to compose emails to the 4 owners working on their property without permits.

b. Beach, Stickers/Passes/Boats - Cheryl Gannon

Report:

The sign-up for **Gate Opening and Closing** - Successful
June Pond Quality Test #1 - excellent results
Two **portable toilets** are currently set up and will be removed by Labor Day.

Individuals were added to the **boat rack** waitlist, and inquiries about **paddleboard storage** prompted discussions with the board about possible paddleboard rack construction/purchase.

The **T-docks** have been repositioned for better depth.
Both rafts broke free at different times and require further investigation. Thanks to Vincent Adamoyurke and Mr. Dowd for their help with these issues.

An inventory of **signs** was completed, and some may be replaced
A new "Private Beach" sign at the end of the T-dock needs to be replaced.

Security only covered July 5th at \$75 per hour. (Attempts for other times were made)

Random parking lot checks revealed several cars without stickers.

Deep tire tracks have been seen on the beach, and the responsible parties have been informed. A new rule for bicycles may be introduced. Also, fallen rocks from the retaining wall will be addressed by Vince Adamoyurke through periodic maintenance.

Discussion:

The **Beach account** has enough funds for a paddleboard rack, and there are offers to help with its purchase or construction. However, due to upcoming

renovations for the beach erosion project, all boat racks must be temporarily relocated during the off-season, which may delay the acquisition of paddleboard racks.

It is also important to note that any items donated to the association become the property of the association, which will regulate their use including assignments.

Motion/Actions: None at this time

c. Bridge - discussed above - Dave Hathaway

Report: Discussed in closed session

d. Firewise - Bob Greenberg

No updates

e. Parks & Rec - Ashley Sweeney

No updates

f. Roads & Maintenance - Dave Hathaway

No updates

g. Stickers Beach - Eileen Lennon

Report: Meeting up with people.

Discussion: None

Motion/Actions: None

h. Website - Jor Molchan

Report: Minor updates, adding content.

Discussion:

The appointment of a new Parks and Rec chair was not noted in the "What's New" section. This should be updated.

Additionally, modifications made to the *Members Only* section will reduce scrolling.

Actions:

- **Jor Molchan** to update "What's New" to reflect Ashley's appointment.

12. New Business (TBD)

Report/Discussion:

- Instructions and a policy for petitions and incident reports should be created. In some cases, incident reports can help build a case to notify the authorities about a recurring incident, such as trespassing.
- A definition of a member in good standing should be drafted.

Actions:

- **Ashley Sweeney, Rob Steinberg, Jen Riley, and Paula McNiff** to draft instructions and policies for petitions and incident reports to be reviewed by the BOD

13. Public Comment:

Report/Discussion:

Discussion with community members included:

Ownership of the Beach - A community member expressed belief that the state doesn't own the association's beach

Incident reports - It was also expressed that incident reports must be filled out for legal purposes

- It was discussed that members can call the police when crimes are being committed, but not to enforce bylaws.
- There should be a process when members turn to the BOD for enforcement versus when the police are called.

Motion/Actions: None at this time

14. Adjourn:

Motion: To adjourn the July 12, 2025, BOD meeting.

Proposed: **Jor Molchan**

2nd: **Eileen Lennon**

Approved: **Unanimously**

Opposed

Abstained

Respectfully Submitted,

Paula A. McNiff

Paula A. McNiff

Secretary, Chocorua Ski and Beach Club Association

Chocorua Ski & Beach Association Collections Policy

Purpose:

To establish a consistent process for recovering unpaid assessments and maintaining the financial health of the community.

Policy:

1. Due Dates & Delinquency:

Annual assessments are due by November 15. By covenant, members have until May XX for the \$28 annual dues. Accounts are considered delinquent if not paid in full within 30 days of the due date.

2. Late Fees & Interest:

Interest, as agreed by the board [current 10% annualized] may be applied to delinquent balances.

3. Collection Process:

If an account remains unpaid for more than 90 days, and after reasonable written notice and demand, the Association may:

- Refer the account to a licensed third-party collections agency;
- Recover collection fees, interest, and related costs from the owner, as permitted by law.
- The board or officer in charge of dues collection may exercise judgment on which member debts will be referred to collections.

4. Credit Reporting:

The collections agency may report delinquent accounts to credit reporting agencies, in accordance with applicable laws.

5. Lien & Legal Action:

The Association reserves the right to pursue liens and legal remedies as outlined in its governing documents and New Hampshire law.

Adoption:

Approved by vote of the Board of Directors on July 12, 2025.

