

# **CHOCORUA SKI & BEACH ASSOCIATION**



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## **Board of Directors Meeting Minutes**

**April 11, 2026 @ 9 am**

**Tamworth Town House**

**27 Cleveland Hill Rd**

**Tamworth, NH**

**Present:** Dave Hathaway - President, Paula McNiff - Vice President, Jen Riley - Treasurer, Rob Steinberg - Secretary, Sherryl Hitte, Cheryl Gannon, Cristin McGrath, Halley Shefler

**Attending by phone** – Ashley Sweeney, Eileen Lennon

**Absent** - Jor Molchan with notice

### **Closed Session: 9:00 AM**

1. Opening remarks from the new President (Dave Hathaway)
2. Bridge developments.

### **Open Session: 10 AM**

**Members Present:** none.

1. New Treasurer approval – Jen Riley agreed to take over from Eileen Lennon, which was approved by the Board. Board members expressed appreciation to former treasurer, Eileen Lennon, for the amazing consistency and dedication she has shown to her role, the Board, and the Association over many years.
2. Update on the A & B Committee Leadership – Ashley Sweeney agreed to take over the A&B Committee Chair position from Jen Riley, who is actively transitioning her role as she assumes the Treasurer position. The board expressed appreciation to Ashley Sweeney for assuming this new responsibility and also expressed excitement about the newsletter communication that Ashley Sweeney agreed to take responsibility for.
3. Update on EFT payments - Ashley Sweeney reported that the paperwork will

be completed shortly, after which she will update the CSB website, subject to Board approval. Ashley incorporated the further comments provided by Board members into her draft email that will be sent out to the residents.

4. Memorial Day Weekend Clean-up – Cheryl Gannon and Cristin McGrath will coordinate the preparation. In light of the Town’s decision to stop taking brush as of April 1, 2026, Dave Hathaway located a local contact for Cristin McGrath to connect with, and who would allow CSB residents to dump brush on Memorial Day clean up, and for residents to use for themselves going forward for free. Residents to be notified.
5. Organization/Digitalization of CS&B files/documents Stage – At Jen Riley’s recommendation, it was agreed that all historic Board documentation that still exists should be digitized and placed into a central repository on a shared drive. Sherryl acknowledged having old records, including A&B Committee documents, in file cabinets and on her laptop that will be included in the digitization. Ashley Sweeney recommended that, as an initial planning step, a spreadsheet be created to map out the recommended scope and process of the digitization and access to these records. The Board agreed to a subcommittee of Jen Riley, Halley Shefler, and Ashley Sweeney to run this initiative.
6. Board Minutes from meeting on March 14, 2026 - Approve Minutes from March 14th Meeting – unanimously approved, subject to minor edits suggested prior to and at the meeting by Sherryl Hitte and Cheryl Gannon, respectively.
7. Treasurer Reports: Decision to approve reports for November 2025 - March 2026 was further postponed by consensus of the Board to allow new Treasurer Jen Riley to audit financials and work with Debit One to leverage their historical knowledge. Such an audit review is to be completed before the next Board meeting.
8. New Board Member Orientation Packet -
  - a. Ashley Sweeney recommended waiting until the next Board meeting to finalize, to give a final chance for further input from Board members, including Rob Steinberg.
9. Incident Report –
  - a. The Board agreed by consensus that policy and form will not be voted on until the next Board meeting to allow for any further suggested edits.

## 10. Committee Reports

- a. A&B - Jen Riley reported follows:
  - i. The ongoing member Popup Shet violation appears to be heading in the right direction (i.e., the resolution required for its removal) after consulting with the Board lawyer and Jen Riley, having further conversation with the resident.
  - ii. Jen Riley rolled out the project tracker as part of the A&B reports, which was acknowledged by the Board as a positive step.
  - iii. Some of the committee's historical records have already been digitized.
  - iv. Transition to Ashley Sweeney – transition plan in development.
- b. Beach Erosion - Dave Hathaway reported that the project will start this week and will notify the community in advance, and agreed to get feedback about ongoing maintenance needs.
- c. Beach Committee - Cheryl Gannon reported that John Courier agreed to provide security at the beach parking lot at no charge for the summer holidays and any other dates that he is willing to be there. Cheryl Gannon indicated she would secure another towing company and have signage about permit parking only.
- d. Firewise - N/A
- e. Parks & Rec - Ashley Sweeney reported that she planned to put up equipment the week of April 18.
- f. Parking Stickers – Eileen Lennon reported no issues and that she would send a letter to new members about stickers.
- g. Roads & Maintenance – Dave Hathaway reported roads to be treated shortly and that the Association's road contractor is willing to extend the contract for the next 2 years, which he recommended, and the Board approved by consensus.
- h. Website – Paula McNiff reported that work is in progress in terms of reorganizing and updating.
- i. Phone calls and Emails – Eileen Lennon reviewed 4 calls and Paula McNiff reviewed approx 20 emails. Nothing significant to report.

## 11. Unresolved Business from the March meeting

- a. Update about Evacuation plan – Dave Hathaway spoke to Fire Department Chief, who reiterated that dumping should cease at Back 40. Fire Chief didn't see any issues with the lock on the gate to Back 40 because any fire situation would be handled by the fire department, and they agreed to keep the key to the gate, as well as several Board members and residents, for additional coverage. The board agreed by consensus that the current lock and key for the gate is acceptable.
- b. Paula McNiff indicated that she would create a Google folder "Chocorua" and make available for documents for each meeting.

12. New Business:

- a. Dave Hathaway reported that a resident recently ran over his dog while taking the dog “jogging” with his truck, pointing this out as an example of irresponsible behavior. He expressed safety concerns about e-bikes, noting that there are several kids using them in the Association. He recommended adding ebikes to the OTV Policy, limiting their use to the Back 40. The Board agreed to this by consensus.

13. Public Comment: n/a

**Adjourned at 12:12 PM – Unanimously approved.**

**Next meeting: May 9th @ 9AM Tamworth Town House**

Respectfully Submitted,

***Rob Steinberg***

Rob Steinberg, Secretary  
Chocorua Ski and Beach Club Association