

CHOCORUA SKI & BEACH ASSOCIATION



<https://chocoruaskiandbeach.org>

Email: chocoruasb@gmail.com

603-323-6150

Board of Directors Meeting Agenda

August 8, 2025 @ 9 am

Runnels Hall

25 Deer Hill Rd,

Chocorua, NH 03817

Present: Jor Molchan - President, Sherryl Hitte - Vice President, Eileen Lennon - Treasurer, Paula McNiff - Secretary, Cheryl Gannon, Dave Hathaway, Cristin McGrath, Jen Riley, Lee Williams,

Attending by phone - Rob Steinberg, Ashley Sweeney

Left Meeting - Cristin McGrath, Rob Steinberg - 11:55.

Closed Session: 9:00 AM

Discussion about the specific structures being built and the permit request.

The tone of several emails received by the Board of Directors was discussed, along with strategies for managing these emails moving forward.

Open Session: 9:35 AM

Members Present: Jan Huddleson

1. Update on Select Board Meeting:

Was Productive and Cordial.

- Contact Tamworth police to notify emergency services, including the police, sheriff, fire department, state police, and ambulance, about the egress and bridge closure. Include routes and potential usage dates. Discussed enforcement and OHRVs regarding CS&B and neighbor properties as a priority

- We received introductions to other agencies that may be valuable to contact during the bridge repair or replacement process. All of this is in the email sent out by Jor M regarding the Select Board.
- It was a positive start.

2. Annual Meeting

- Some individuals may not have had the opportunity to read the bridge information before the Annual Meeting. To address this, a brief FAQ about the bridge will be included with the ballot mailing. Additionally, it will be available in poster size at the Annual Meeting. (A community member noted - The inspection date says December on the FAQ, but the inspection takes place on October 31. Results, etc., are obtained in December.)
- In-Kind Services:
 - Discussion on incorporating in-kind services as line items to indicate donated services that may require future payments if the member ceases to perform the service and another member does not take it over.

Egress Monitoring is essential - hire a security detail or solicit volunteers to sit in your car. Dave asks John C. if he would sit out there. He said that he would do it.

Motion - Accept Community members as volunteers to conduct egress monitoring during the bridge closure.

Proposed: **Sherryl Hitte**

2nd: **Cheryl Gannon**

Approved: **Unanimously**

Opposed

Abstained

Jen to lend cameras

1. Bridge/Egress Road Update:

Report/Discussion

a. **Route and Signs**

- A couple of community members, Jeff M. and John S, have assisted with signage.

b. **Communication**

c. **Egress planning** - Plan Questions and Concerns

- Cameras are going up.
- The measurements for the egress have been brought to the town hall.
- Part of this egress is a paper road.
- The **board** will complete a walk-through of the egress walk-through on **Saturday, August 30th, at 8:30 AM.**

- The **community** walk-through is scheduled for **Sunday, September 14th, at 10:00 AM**, the day after the Annual Meeting.

Motion: Prohibit all recreational vehicles and any other use (e.g., dog walking) of the Back 44, besides entering or leaving CS&B during the bridge closure for safety reasons.

Proposed: **Jor Molchan** 2nd: **Sherryl Hitte**
 Approved: **Unanimously** Opposed Abstained

2. *EFT payments (15 mins)*

Report:

- a. Unipay, a service that allows customers to pay their bills online, provides FDIC insurance, allows for automatic transfers, allows member/payer details to be included with payment, and can accommodate service fees as an add-on to the amount for payers.

Motion:

Rescind the previous approval of CheddarUp, as it is not FDIC-approved.

Proposed: **Jor Molchan** 2nd: **Paula McNiff**
 Approved: **Unanimously** Opposed Abstained

Discussion:

- CheddarUp is more user-friendly than Unipay, and the page can be designed by the Association; however, CheddarUp is NOT insured by FDIC. Security of association funds has to be prioritized..
- Unipay is associated with a bank.
 - An account needs to be set up.
 - Unipay allows for credit card payments; however, CS&B is responsible for the credit card fees.
 - To ensure that the payer is aware of these fees, invoices must display both the total cost with and without the credit card fees. When a credit card is used, the payer must add the credit card charge.
 - Billing information is saved.
 - Unipay can also be used for the A&B fees.
 - Additionally, Unipay eliminates the reconciliation issues related to dues and assessments.

Motion:

Approve the adoption of Unipay 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: **Jen Riley**
Approved: **Unanimously** Opposed Abstained

3. Minutes

a. Approve minutes from the July meeting;

Proposed: **Eileen Lennon** 2nd: **Dave Hathaway**
Approved: **Unanimously** Opposed Abstained

Discussion: A small change was made in the Beach Section.

4. Treasurer Reports

Report

Attachments forwarded to the board (Reviewed before the meeting)

Discussion:

- Issues regarding the profit and loss report were explained, including the meanings of Net Others and parentheses. Additionally, the use of restricted funds and the concept of accrued payables were discussed.
- Get the original bank statements to the officers this month for reconciliation of Bank Statements and Quickbooks records
- Norway Bank is a possibility for a second account. Interest rates at this bank need to be investigated.

Motion: Approve Treasurer Report (July)

Proposed: **Cheryl Gannon** 2nd: **Dave Hathaway**
Approved: **Unanimously** Opposed Abstained

Actions:

- **Eileen Lennon** to provide bank statements to the E-board
- **Eileen Lennon** to investigate interest rates at Norway Bank.

5. Log of Emails received/sent by subject

a. Board Initiated/sent:

- i. Boat Racks
- ii. Elections Deadlines and Annual Meeting
- iii. Summer Reminders notice
- iv. A&B permits and issues
- v. Arrears and association privileges
- vi. Motorcycle/e-bike usage on the beach and roads
- vii. Tamworth Town Administrator

b. CS&B Member initiated:

- i. Boat Racks
- ii. Beach Parking Passes
- iii. New Owners
- iv. Water Testing Results
- v. Fireworks
- vi. Bridge Questions
- vii. Motorcycle/e-bike usage on the beach and roads
- viii. Back 44 Usage
- ix. Swim Platform Anchor
- x. Temporary Structures

6. Log of Phone Calls -

- a. Phone log to be presented in the meeting:

14 Total Calls

- 4 - stickers
- 4 hang-ups
- 1 permit
- 4 calls getting mail for a member in the association.
- 1 call about short-term rental

7. Committee Reports (30 mins)

a. A&B - Jen Riley

Report

A committee member stepped down
0 violations. The previous members in violation received emails. They responded appropriately.

Discussion

Contractors are not permitted to start work before 7 AM. While they can drive to the site, actual work should not begin until that time. A reminder should be given to homeowners of this policy. A form letter will be created for the first offense.

Consideration should be given to what consequences will be in place for violations. Contractors and vendors must be aware that they have a full 12-hour work window available to them. It might be helpful to post signs at the work site as a reminder. The cost for these signs, should they not be returned, will be covered by the deposit. A draft of a sign and the cost of the sign will be presented to the board for approval

Actions -

Jen Riley/committee - Draft a sign

Jen Riley/committee - create an email template

Jen Riley - bring the sign draft and the cost to the board for approval.

b. Beach Erosion: Dave Hathaway

Report

Met with Cindy & Rick from Stony Ridge, and Dean from CS&B at the beach:

- Plan differences were reconciled:
 - Planting grass vs. using other materials
 - Drain issue in beach parking lot, as well as possible solutions, including materials to be used
 - Slight revision to the wall on the beach.

There is a chance we can maybe do it in the fall.

Discussion

Motion/Actions: None at this time

c. Stickers - Eileen Lennon

Report: Things are going OK.

Discussion - None

Motion/Action - None

d. Beach, Stickers/Passes/Boats/ Docks/Platforms - Cheryl G.

Report/Discussion

- **Pond Quality Test** - passed
- **Boat rack layout**
(Nothing on this - Taking out for erosion work.)
Things may change when the erosion repair work is done on the beach.
- **Beach**
Cinder blocks-base of overlook stairs
 - Loose blocks - monitor
 - Additionally, we should mention the holes dug in the sand on the shoreline in the community email, as they pose a tripping hazard.
- **Picnic Table**
 - A community member has volunteered to build a wooden picnic table. Due to budget constraints, we should prioritize repairing existing tables. If a table cannot be repaired, it will be replaced with a new wooden one, which should be stained and sealed
- **Labor Day Security** - working to contract security for beach parking
- **Beach Signage**
 1. Can we put a bulletin board on the path to the beach?
It was the feeling of the board that adding another bulletin board with

one already at the playground is not necessary

- **Fishing** - Rules/guidelines for members & guests
 1. There is no fishing in swimming areas, off of docks, or on rafts.
 2. Additionally, a fishing license is needed for those over 16 years old. The said license should be visible when fishing.

Actions -

Cheryl Gannon to investigate security for Labor Day Weekend.

e. Bridge - discussed above - Dave Hathaway

Report

Vandalized saw horses in the Back 44.

Discussion - None

Motion/Actions - None

f. Firewise - no update - Bob Greenberg

g. Parks & Rec - Ashley Sweeney

Report/Discussion

- The plastic picnic table in the playground will be leaned against a tree once the swings are taken down for the winter.
- There was a vandalism issue in the playground; the antique horses have been broken, and beer cans have been left behind.
- We could include this information in the August newsletter or send out an update as needed.
- Sherryl will send the newsletter template.

Actions

Sherryl Hitte to send the template for newsletters

Cheryl Gannon to contribute to newsletter

g. Roads & Maintenance - Dave Hathaway

Report

Egress discussed above. Nothing else to report

Discussion

Motion/Actions - None at this time

h. Stickers Beach - Eileen Lennon

Report
Discussion
Motion/Actions - None at this time

i. Website - Jor Molchan

Report
Updated for dates
Will update the auto-reply message.

Discussion
Motion/Actions - None at this time

8. New Business (TBD)

Incident Report - Jen R, Ashley S, and Rob S.

An Incident Report policy will be distributed to the entire board before our next BOD meeting. The group working on the policy feels it should be available on the website. A digital copy of the form will be provided on the website when approved by the board.

Action - Ashley will distribute the policy to the BOD.

New Board Member Packet - Ashley Sweeney

The packet is in good condition for board review at this time. Ashley will send the packet to the Board of Directors for their review and comments. Feedback can be given on the Google Doc or via email.

Ashley S is no longer on the Beach Erosion Committee.

Jor Molchan explains the ballot mailing process, which includes:

- What materials will be included with the ballot
- The candidates who are running
- The location of explanations for each of the first five questions, as well as the meaning of voting "Yes" and "No" for each question.

9. Public Comment:

None

10. Adjourn: Motion to Adjourn 12:08 PM

Proposed: **Sherryl Hitte** 2nd: **Dave Hathaway**

Approved: 9

Opposed

Abstained

**September meeting - Annual Meeting September 13th @ 9 am Runnels
Hall**

Respectfully Submitted,

Paula A. McNiff

Paula A. McNiff, Secretary

Chocorua Ski and Beach Club Association