



CHOCORUA SKI & BEACH ASSOCIATION

<https://chocoruaskiandbeach.org>

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603-323-6150

Board of Directors Meeting

October 12, 2024

Tamworth Town House, 27 Cleveland Hill Road

9:00 am

Present: Jor Molchan - President, Sherryl Hitte - Vice President, Eileen Lennon - Treasurer, Paula McNiff - Secretary, Marissa Corvese, Cheryl Gannon, Dave Hathaway, Kelsey Hitte, Cristin McGrath, Jen Riley, Ashley Sweeney.

By Phone - Cindy Carpenter

Closed Session: Started at 9:01 AM

1. President's Opening Remarks on our Focus Areas

- a. Bridge repairs
- b. Beach Erosion - ensure it's planned right and done promptly
- c. Communication & Engagement - improve communication and engagement with the CS&B community
- d. Volunteers - Let's get more of the membership involved

2. Minutes of Annual Meeting

- a. Discussion:
 - Members speaking from the floor
Unanimous Vote - Will be recorded by name with initials in parenthesis, after 1st reference to a member, initials will be used.
 - Attendance list of members - voted not to include this in Annual Meeting minutes
 - In-person and absentee voting data to be included in minutes. -
Unanimous vote to include this data
 - Draft of Minutes approved by the board with these changes to go to the members. Minutes will be approved by the membership in the next annual meeting.

3. Committee formation -

- a. **Communication & Engagement Committee** - A new committee was formed to explore opportunities to improve communication and engagement with the CS&B community. The committee charter is attached.
 1. Cheryl Gannon to chair
 2. Other board members: Jen Riley, Paula McNiff, Ashley Sweeney,

Sherryl Hitte

- b. **Established Committees and Chairs** - Sign up for committees
 - **Architecture & Building** - Jen Riley - Chair
 - Jeff Ell.
 - Suggested names to be contacted by Jen and Jeff:
 - Dan Sweeney
 - Mike Blackwell
 - **Beach** - Cristin McGrath - Chair
 - Cheryl Gannon
 - Vincent Adamoyurka
 - Kim Cullins
 - **Parks, Recreation** - Marisa Corvese - Chair
 - 1. Ashley Sweeney
 - 2. Mike Gannon
 - **Bulletin Board** - Kelsey Hitte
 - **Roads & Maintenance** - Dave Hathaway (Chair), Jeff Mann
 - **Bridge** - Dave Hathaway - Project Manager
 - Jor Molchan
 - **Beach Erosion** - Dave Hathaway - Chair
 - Ashley Sweeney
 - Paula McNiff
 - **Refreshments** - Kelsey Hitte
 - Spring Cleanup
 - Ice Cream Social
 - Annual Meeting
- ii. **Firewise** - Bob & Ellen Greenberg
- iii. **Beach parking Stickers/Passes:** Eileen Lennon & Cheryl Gannon
- iv. **Other subcommittees:**
 - 1. **Website** - Sherryl H
 - 2. **Fish & Game Liaison**- Sherryl H
 - 3. **Skype Meeting Coordinator** - Cal Carpenter

4. By-law The by-laws were updated and posted to the website per the Annual Meeting Vote on the OHRV question.

5. Back 40 parking request - The board received a request to park cars in the back 44 during a party. The board discussed concerns including:

- The risk of losing our "Current Use" tax designation under New Hampshire state law would increase property tax costs for the community.
- This back 44 space is intended for community use, including OHRV activities, walking, dog walking, and other recreational uses. We cannot allow parking by one resident which would take away from access for the rest of the community.
- The risk of drawing unnecessary attention from neighbors ahead of our bridge repairs and our egress concerns.
- Additionally, in the event of rain before the planned activities, the parking of numerous vehicles could cause unnecessary damage to the grounds.
- Members are not prohibited from parking on the side of Ski and Beach roads, providing access to members and emergency vehicles are not blocked.
- **The board will politely decline this request for back 44 parking.**

6. Google Workspace

- Features of Workspace:
- System-based with the ability to
 - Share documents.
 - Conduct chats
 - Conduct Google Meets
- May eliminate a large number of emails.
- Extremely low cost
- The board agreed to a pilot of Google Workspace within board communication for the board members and look into the future costs and externally visible changes at this time.
- 11 - 1 - Motion passed
- Jen R. to set up an internal-only trial for 3 months

Closed Session - Adjourn 11:11 AM

Open Session: 11:15 AM

Members Present: Jan H., Dick L.

4. Prior Meeting Minutes and Treasurer Reports

- a. **Review/Approve Minutes** from prior Board Meeting (NA approved before the Annual meeting)
- b. **Review/Approve Treasurer Reports 2024** -

- We have \$676.00 Surplus.
- As is past practice, surplus money will be applied to members' dues to bring them down to \$468.00.
- Applying surplus to members' dues usually does not lower the dues substantially.
- Discussion -
 - At the 2025 annual meeting, could the Board bring up to the membership the possibility of reallocating surplus money to other areas in the budget that are in need?
 - Can be discussed in the next annual meeting
- The September Treasurer Reports were unanimously approved

c. Escrow accounts for A&B deposits

An escrow account must be opened for A&B deposits to keep them separate from the general funds.

- The motion for the treasurer to open a separate escrow account to hold A&B funds passed unanimously.

5. Committee Reports

a. Architectural and Building

- i. Wayne Power transferred much of the information about this committee to Bob Greenberg when he left the position. Sherryl is aware of most of it.
- ii. Reimbursements have been made to those who have sent in the required documents.

b. Beach - *Cristin & Jor

- Responsible for the boat and boat rack stickers have delegated here to the Beach Committee
- Hoping to close everything up this Sunday. Have called for volunteers a few times.
- A swim platform pontoon is to be removed for repair at GoshAnge in Tamworth
- Move rafts for downhill sledding and put signs on them to stay off.
- There are several assigned but unused boat racks while there is a waitlist. The Chair will draft an email for review to ask members who no longer use their racks to consider releasing them
- Now the Beach Committee will be responsible for stickers for boats and racks.
- Repair and/or replacing picnic tables discussed
 - Resin tables - expensive (priced at \$1,500.00)
 - The committee will look for less expensive resin tables with the ability to carry 4 adults.
 - The T-dock needs repair - using trex boards or their generic equivalent.

- Use what is in the shed and buy more from Home Depot
 - Could reallocate money planned for boat racks given that the beach is becoming crowded with racks.
- c. **Roads & Maintenance Report** - Dave Hathaway, Jeff Mann
- John Roberts is marking the fences around the neighborhood for plowing
 - Pulling up speed bumps soon
 - One more grading before winter.
 - John will fix the area near the basketball court and beach
- d. **Bridge Report** - Dave Hathaway
- We are still waiting on the transfer of ownership of the property to the new owners who we have a verbal agreement at this time
 - We have a verbal agreement with the future owners of the property.
 - CS&B residents need to be careful with ATVs in the back 44 now and once the agreement is in place.
 - Fish and Game wants to handle the Madison trespass issue.
- e. **Beach Erosion** - Sherryl
- Permits will be obtained by Stoney Ridge and are good for 5 years.
 - Contacted 3 companies for bids. Only Stoney Ridge responded
 - In August 2023, Stoney Ridge came out and told us what needed to be done.
 - John Roberts would do the work.
 - We need an updated quote in writing.
 - Agreed to fast track this for any needed decisions in the next meeting if approval and going forward is the right decision at that time.
- f. **Parks & Recreation** - Kelsey
- Winter prep is to happen soon. Including:
 - Playground - Swings put away, covering the horses, tether ball put away.
 - Basketball court - tip the picnic tables. The flags stay up in Veterans' Park.
 - Tennis and pickleball nets are to be put away soon.
- g. **Stickers/Passes**
- Eileen Lennon will be responsible for Resident Stickers and Guest Passes. Boat stickers responsibility will transfer to the Beach Committee.
- h. **Firewise** - Bob and Ellen Greenberg - Bob informed us there is a survey that needs to go out for CS&B to keep its certification. An email has been drafted and will be sent after a gap since the flurry of recent community emails.
- i. **Phone log** - Eileen

- 25 calls since the Annual Meeting including a variety of issues.

j. **Email log** - Cindy

- 29 emails to the board since the Annual Meeting including
 - Congratulations to the newly elected board members and officers!
 - Access to website issues
 - Questions about renting properties
 - Trailer blocking evacuation route
 - Request to park vehicles in the back 44 during a party

6. New Business

Cristin McGrath:

- The Absentee Ballot questions were not read at the Annual Meeting
 - Agreed the questions will be distributed to the board and addressed by committees and/or in the November meeting as appropriate. Sherryl will pull slips and advise Jor.
- Follow-up on marking the culverts per the annual meeting discussion-
 - Will discuss this with the Roads Committee
- The evacuation sign on Nickerson needs to be adjusted so people can better see it.
 - Will discuss this with the Roads Committee
- Has a holding response to members' emails to the board been approved? Yes, a holding response is now sent and the board tries to act and respond promptly in all cases.
- A motion was previously approved to install a stop sign at the corner of Bay Lane and E. Chocorua rather than the yield sign that is currently on the other side. We need to get the sign but we have the post.
 - Will discuss this with the Roads Committee
- There is an issue with a contractor building multiple spec houses in the community. The question of whether this or related acts are a violation will be taken up in November.
- Consider starting the BOD meeting at 8:00 AM instead of 9:00 AM. -

Cheryl Gannon

- Get a list of Board members' names and emails to each other.
- Review criteria for Close session vs. Open session items and include more items in Open session where they are not precluded for good reason.
 - Closed session items - e.g. bids, confidential, personal financial, lawsuits
 - Jor volunteered to construct agendas with criteria in mind.

Eileen Lennon

- Eileen needs a copy of the Roads Contract for John's secretary.
- Motion to have Marisa Corvese work with Eileen helping her with Treasurer duties. Passed 10 - 0. Dave Hathaway and Marissa Corvese were not present for the vote.

Kelsey

- Notes that signs in yards go against Covenant 5
 - This has been reviewed before about realtor, political signs, etc.
 - During the discussion today, it was agreed that the board cannot selectively enforce Covenants and Bylaws.
 - Agreed to research what signs are or may be "advertising" and thus a bylaw violation and discuss again at the next meeting.
 - Ashley and Kelsey to do research and write a question for attorney consideration

Ashley -

- New board member orientation packet.
 - Ashley browsed through Google for other ideas for the packet. Maybe put together a small group to research/review ideas.
- Otter AI - was discussed. BOD decided against implementation at this point.

2025 Board of Directors Monthly Meeting Dates

The following meetings will be held at the Tamworth Town House

March 8
 April 12
 May 10
 June 14
 October 11
 November 8

The following meetings will be held at Runnells Hall

July 12
 August 9

Annual Membership Meeting will be held at Runnells Hall

September 13

7. Adjourn - 12:47 PM

- Motion to Adjourn - Unanimously passed.

Respectfully submitted,

Paula A. McNiff

Paula A. McNiff, Secretary,
 CS&B Club Association

