



## **CHOCORUA SKI & BEACH ASSOCIATION**

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### **Board of Directors Meeting Agenda**

**April 12, 2025 @ 9 am**

**Tamworth Town House,**

27 Cleveland Hill Road,

Tamworth NH

**Present:** Jor Molchan - President, Sherryl Hitte -Vice President, Paula McNiff - Secretary, Cheryl Gannon, Cristin McGrath, Lee Williams (attended on phone till 9:55 AM then attended in person)

**Present by Phone:** Eileen Lennon- Treasurer, Jen Riley

**Absent with Notice:** Marisa Corvese, Dave Hathaway, Rob Steinberg, Ashley Sweeney

Leaving - **Sherryl Hitte** 11:09 AM

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

The previous HEB proposal was not signed/actioned

### **Open Session: 9:24 AM**

#### **1. Approval of Minutes from March Meeting:**

**Report:** The contract with HEB was not signed, so the two Bridge Motions mentioned in the March 8th Board of Directors meeting minutes are moot and will be motioned for rescindment.

#### **Discussion:**

The BOD should address the motions concerning the bridge.

A board member was concerned about the wording regarding the dissolution of the Communication and Engagement Committee. The wording will be revised to clarify that the Committee is officially dissolved, rather than being ad hoc.

#### **Added to Communication and Engagement discussion:**

Discussion: "Agreed to conclude the Communication and Engagement Committee.

New ideas will always be welcome and can be brought to the board as appropriate."

A board member also expressed concerns about the wording in the "Chocorua Ski and Beach Club Association at a Glance" section. The updated wording will clarify that current members who wish to

receive a printed version of the packet should print it from the website, while new members will receive a printed copy automatically.

Added to New Member Packet discussion:

“ New Members will receive a printed packet. Current members are encouraged to access the packet online at the Chocorua Ski and Beach website. If they prefer a printed version, they may print one from the site.”

Actions/Motion

- Motion I - Approve minutes from the March BOD Meeting  
Proposed: **Jor Molchan** 2nd: **Sherryl Hitte**  
Approve 8 Oppose Abstain
- Motion II to rescind Bridge Motion 1 from the March 8th Meeting  
Proposed Motion: **Jor Molchan** 2nd: **Sherryl Hitte**  
Approve 8 Oppose Abstain
- Motion III to rescind Bridge Motion 2 from the March 8th Meeting  
Proposed motion: **Jor Molchan** 2nd: **Cheryl Gannon**  
Approve: 8 Oppose Abstain

3. Bridge:

Report - see attached

Discussion -

1. Repair GW Brooks is holding a calendar spot to perform the hole repair on the bridge in October 2025. The estimated cost from Brooks was provided approximately two years ago, so it may have changed if the hole has worsened.
2. Alternative Egress We discussed the alternative egress, including the possibility of the host leasing the property to a 3rd party and a necessary state inspection. The bridge repair is estimated to take about 3-5 days. Members would enter and leave CS&B by the egress

The board discussed if/how repairs might proceed if an egress could not be secured because the work cannot wait forever, and we have considered and lost 3 previous alternative egress options. Work would have to take place with a bridge closure at the start of the day, opening at midday for a period, and opening again at the end of the work day. Access solutions for emergency vehicles and school buses were also discussed.

It is important to note that the longer the midday access or the more accesses added, the more costly the project becomes. Each additional **opening** adds approximately **\$1,000** to the total cost of the repair job.

3. Replacement Cost Estimates. The estimate from HEB will be used to inform the community when completed. It was questioned whether additional estimates would be beneficial, though obtaining them comes with a cost. It was noted that the community will likely find the total figure significant, even with two estimates. A second estimate's value to communication may not be worth the added dollar cost.

There was also a question about whether the community will vote on a contractor company when the bridge issue is presented, with the response indicating that this is still years away.

4. Funding for an eventual bridge replacement. The Board of Directors discussed the overall cost of replacing the bridge and the process and timeline for collecting the necessary funds, including amounts required from each household.

One board member suggested CS&B members be notified of amounts due, and members could then make early or pre-payments toward the amount if they chose.

It was agreed that **funding for the bridge replacement** should be treated as an **addendum** rather than included in the upcoming **budget**. This topic will be revisited at the June meeting.

5. Bridge Inspection: The bridge is due for inspection in December 2025. It was suggested that moving the inspection earlier could allow findings to be shared at the Annual Meeting. The board discussed the established two-year inspection schedule and noted that prior issues, including those addressed during last fall's repair, are already well understood. The upcoming inspection is expected to yield more meaningful insights.

## Motions

1. MOTION I: Accept GW Brooks's Proposal provided March 13th and schedule with Brooks for fall 2025 with a currently estimated cost of \$25,000, which may be determined to be higher once the work starts.  
Proposed motion: **Jor Molchan** 2nd **Sherryl Hitte**  
Approve **8** Oppose Abstain
2. Motion II: Contract with HEB for scope items "Bridge Replacement Evaluation: HEB Phase 006" and "Additional Services as Requested: HEB Phase 002" as described in the March 06, 2025, proposal to be completed fall of 2025, currently estimated cost of \$9,700.  
Proposed motion **Jor Molchan** 2nd **Cheryl Gannon**  
Approve **8** Oppose Abstain
3. Motion III: The HEB bridge inspection is to be conducted on the HEB recommended schedule, about December 2025. (\$8600 + inflation, based on 2023 inspection cost)  
Proposed motion **Jor Molchan** 2nd **Lee Williams**  
Approve **8** Oppose Abstain

**Actions:** Speak to Brooks regarding the bus schedules and student access as we explore if/how a repair could proceed without an egress if we were forced to go that route.

## 4. Bridge Grant - Discuss eligibility / 501(c)(3) requirement and availability

Report (Items 1 and 2 were given as a report from Ashley S. prior to the meeting)

1. **501(c)(3) Status** Research is still ongoing regarding the reasonableness and likelihood that the association could convert to a 501(c)3 to become eligible for grants for the bridge
2. **Grants:** Agreed that we need to determine which, if any, of the named grants we feel we are

truly qualified for and want to pursue.

Discussion: It was discussed that the association does not likely have the qualifications required for 501(c)(3) charitable status. If there are specific ideas regarding grant eligibility or paths forward, they can be shared at the next meeting for discussion.

Actions

**Jor M.** will add that we are not a 501(c)(3) in the planned note to the community. Add info about the nonprofit status, which is different from 501(c)3. A 501(c)3 is an entity for the common public good.

**Jen R.** is to talk to Ashley about grants and the (un)likelihood of converting CS&B to a 501(c)3

## 5. Treasurer Reports Reconciliation - Update on status

### Report

### Discussion

Action - **Eileen L.** will send bank statements to the executive board for reconciliation.

## 6. Treasurer Reports

Report - Attached. Reviewed by BOD members before the meeting

### Discussion

### Motion

Motion: Approve March Treasurer's Reports

Proposed motion **Jor Molchan** 2nd **Cheryl Gannon**

Approve **8** Oppose Abstain

7. Budget: Committees update their expected budget needs for next year's budget planning.

### Report & Discussion

**Beach** - Cristin M

Nothing has been spent from the current year's budget of \$8,000 so far this year. For next year, we could reduce the budget by \$1,000, implying that raft removal will be done by members on Labor Day Weekend.

**A&B** - Jen R. - No budget to increase or decrease

**Beach Erosion** Dave H. - Should have an idea about this soon, pending Stoney Ridge. The Board needs the report from Stoney Ridge for final budgetary answers.

**Parks and Rec** - An increase in the Parks and Rec. budget for the 2025-2026 is not sought

**Roads and Maintenance** - Keep the same with inflation

Action - **Eileen and Jor** - Report this information to the Budget Committee.

## 8. Committee Reports

**A&B Report** - Jen Riley - An online tracking system for permits was created to monitor three projects scheduled for this year. One project has already been submitted, and another has the necessary specifications in place to finalize the \$500 check. Relevant information and supporting links are being added to the tracking guide for reference.

Discussion: Jor has accepted the link but has not examined the tracking system. He will be happy to do so.

Action/Motion(s) - **Jor** to examine the tracking system.

**Beach Report** - Christin McGrath - Rafts update and spring planning - The list of tasks for the Memorial Day Cleanup is nearly complete. Two porta-potties have been ordered: one will arrive on May 22, 2025, and the other on July 1, 2025. Both are scheduled for removal on September 2, 2025. Vincent Adamoyurka reported that the pontoons have been repaired, and once the snow melts, the decks will be installed.

### Discussion

The Beach Committee lead (Cristin) plans to learn more about our beach water testing and will follow up with another member for guidance. The committee also expressed interest in purchasing a vinyl table for the beach picnic, estimated at \$327.

The possibility of replacing some wooden dock boards with Trex was discussed. Approximately 8 to 12 Trex boards are currently stored in the shed. It was noted that five Trex boards are needed to replace four wooden ones, approximately. An assessment will be made to determine how many boards require replacement.

The idea of building a rack between two trees to store paddle boards was also raised.

The board continues to pursue boat rack availability and follow-up. To date, just over 50% of members whose place on the boat rack was empty at the end of August have responded. Five individuals are currently on the waitlist for space, and three have requested to move to a lower position. Shifting paddle boards to a dedicated rack may help free up additional space for canoes and kayaks.

### Motion(s)

Motion to purchase a 6-foot vinyl Picnic table. Potential for more with tax or delivery

Proposed **Jor** 2nd **Lee**  
Approve **8** Oppose Abstain

### Actions

- **Cristin** to write up communication regarding materials and labor for the paddle board rack. She will send it to Jor.
- **Cristin** and/or the beach committee will examine the docks and decide how many boards need to be replaced. Talk to Eileen and/or Jor about ordering more Trex boards if necessary.
- **Cristin** is to talk to Eileen about water testing

**Beach Erosion Report** - Dave Hathaway - Stoney Ridge design and permit work is pending. After a few efforts to reach Stoney Ridge, they will be meeting with her at 9:30 AM on Friday, April 18th. Cindy of Stoney Ridge has a rough draft of the plans for the beach. Shoot some grades and look at setbacks.

Discussion: None

Action/Motion(s) None at this time

**Bridge Report** - Dave Hathaway/Jor Molchan - see above & report given prior to meeting. (In addition to the above: Dave, John Roberts, and our alternative egress host will be meeting sometime next week (still up in the air) about the egress and the work that has to be done for it. Has not been signed off by the state yet

Discussion - None

Action/Motion(s). See above - Page 4, Bridge, Motions I, II, III

**Firewise Report** - Bob & Ellen Greenberg - None at this time.

Discussion - None at this time.

Action/Motion(s) - None at this time.

### **Logs of Emails & Phone Calls -**

i. [Email log attached](#)

ii. Phone log presented in the meeting: 3 calls - 1 member giving email, phone #, postal, someone wanted to build, Handyman (someone looking for it

**New Member Packet Report**- Paula McNiff - Moving forward with proofreading, checking links, and formatting. Waiting for the Firewise brochure

Discussion - None at this time.

Action - **Paula M.** will obtain the Firewise brochure from Ellen. Committee to complete proofreading, formatting, and checking links

**Parks & Rec Report** - Marisa Corvese - discuss Memorial Day pre-planning. (Report turned in by Marisa prior to the meeting)

1. The Park and Tennis Court: The plan is to open them sometime during the week (or weekend) of April 21st. Coordination will take place to find the best day for most to help out, as it is school vacation week.
2. Spring Clean-up: During the week of April 21st, a walk around the community will take place to assess what needs to be done for clean-up, in addition to tasks from previous years.
3. The Beach Committee is asked to compile a list of tasks to be completed this spring, including smaller tasks like turning over the picnic tables, by the end of the week.
4. We will have an online sign-up sheet ahead of Memorial day.

Discussion - None

Action - **Marisa C.** to work with **Cheryl G.** to create a digital list of tasks to be completed this spring, with online signup available

**Roads & Maintenance Report** - Dave Hathaway (Report given prior to meeting) John Roberts has been out grading the roads and touching them up. He has also been putting up signs. Calcium Chloride bid is in - \$1,000 under budget

**Discussion**

A board member inquired about the process for placing speed bumps, suggesting either installing one on East Chocorua River Drive near Mason or relocating an existing one nearby.

It was noted that a stop sign is needed at the intersection of Bay Lane and East Chocorua River Drive, where there is currently a yield sign.

**Action**

**Dave H.** to talk to John Roberts about installing a speed bump on E. Chocorua River Dr. near Mason.

**Dave H.** to talk to John Roberts about installing a stop sign at the intersection of E. Chocorua River Dr. and Bay Lane

**Stickers Beach Report- Stickers/Passes/Boats** - Eileen and Cheryl G

**Discussion** - None at this time.

**Action** - **Eileen** will look for stickers that are left over.

**Website Report-** Jor Molchan: Jor is continuing to add more content to the website, including a list of BOD members and their term durations, community emails, and bridge emails.

**Discussion** - None at this time.

**Action/Motion(s)** - None at this time

**9. New Business**

New Board Member Orientation Packet: Ashley would be happy to present in May, working alongside Jen Riley, who also volunteered to support this effort.

A board member asked if we should be looking for another egress. The response was that we have been and will continue until all options are exhausted.

**Action/Motion(s)** - None at this time

**10. Adjourn** 11:35 AM

**Motion:**

Motion to Adjourn

Proposed motion: **Paula McNiff** 2nd: **Lee Williams**

Approve 7 Oppose Abstain