



CHOCORUA SKI & BEACH CLUB ASSOCIATION

ANNUAL MEETING

SEPTEMBER 14, 2019

Called to order at 9:15 a.m.

BOARD MEMBERS PRESENT:

Michael Pazzanese, President
Bob Greenberg, Treasurer
Betty Butler, Secretary
Cindy Carpenter
Bob Drohan
Sherryl Hitte
Eileen Lennon
Del Orndorff
Wayne Power

BOARD MEMBERS NOT PRESENT WITH NOTICE:

Fred Doane, Vice President
Jeff Forsythe
Phil Sheehan

OPENING REMARKS:

President Pazzanese addressed the members present with general instructions and reminded anyone who had not checked in, to do so.

President Pazzanese informed the membership that Jack Hand, a past President and member of the Board of Directors for many years had passed away this year. Jack was very well known and did a lot of good things for the association. In the same vein, he thanked all the members that have volunteered in various jobs around the association for their participation. He then asked that there be a moment of silence for Jack Hand and the people of the Bahamas who are suffering with all the storms.

President Pazzanese asked that the members join in saluting the flag.

President Pazzanese asked the members present that if they have a question during the meeting to please stand up, give their name and speak loudly so that everyone can hear. He asked that when a question is asked to please sit down and give time to

others who have questions on the same topic. When everyone has had a first question, we would then entertain any second questions asked on the same topic.

PRESENTATION BY STEVE GAUTHIER:

President Pazzanese reminded the association members that at last year's Annual Meeting, resident, Steve Gauthier of Remick Dr., spoke about the status of our community. He was concerned about the changes he has seen in the past 12 years since he has lived here. He stated that when you come into our community, the sign reads "Private Community for Members and their Guests".

After hours and hours of research and many, many phone calls with insurance carriers, Steve prepared a PowerPoint presentation which detailed the legal structure of the Chocorua Ski & Beach Association, the Association Board, as well as the Restrictive Covenants attached to all property deeds. Steve also reviewed the Association's past and current insurance coverage (general liability, property, Directors and Officers Liability Insurance) as well as the difficulties and challenges with securing future coverage if the Association permits Air B&B activity (presentation can be viewed on the website). Currently there are approximately 17 AirB&B type rentals exist which has been growing in recent years, hence the reason for the addressing this issue now. Furthermore, five insurance companies were contacted with only two responding and one viable company selected. Steve then moderated a Question and Answer session with attendees. It was announced that the Board would take up and ultimately vote on an initiative to send out an informational letter to all property owners reminding them about the applicable Restrictive Covenants prohibiting commerce within the Association, as well as information to be posted on the Chocorua Ski & Beach website.

There was a very lengthy discussion with regard to the people who purchase property for rental only and do not reside in the home. Victor and Sally Degroot who operate rental property, were in attendance and argued in favor of the rentals. **Steve tried to explain that if the Association could not procure insurance and there was an incident in the Association that resulted in a lawsuit, every member of the Association could be held responsible.** Other questions such as: Can we rent to family members?, Yes, if this is used to cover expenses such as utilities, taxes etc.

President Pazzanese closed the discussion so that the meeting could continue and thanked Steve for all the time and effort he put into the research and the presentation.

President Pazzanese made note that all the Committee Reports could be found on the back table outlining everything that had been done over the year. He added that if there were not enough reports, that they would be posted on the website.

Bob Greenberg spoke about the Firewise Program and thanked the 80+ members who helped in the annual clean-up on Memorial Day weekend. He stated that the government didn't have any grant money for the program but that Cal Carpenter thought that there might be some money available so he would look into that.

MORNING BREAK: 10:50 A.M.

MEETING RESUMED AT 11:10 A.M.

Dick Lennon requested a few minutes to discuss the veteran's park bricks. He thanked Gilbert Block for their donation of bricks this year. There were 21 new bricks added to the circle this year. He explained that the yellow forms on the back table were for ordering. He also asked for volunteers to place flags at the memorial for Veteran's Day on November 9th.

President Pazzanese advised the members that the 12 restrictive covenants attached to our deed could be found on our website. He suggested that a review of the covenants would outline what the founding fathers of the Association had in mind and would be added information to follow up on Steve Gauthier's presentation. He also stated that as soon as Board votes on the letter that has been compiled and approved by our legal counsel to send out to real estate agents, banks and title companies, the letter will be posted on the website.

BUDGET:

General Operations Expenses

President Pazzanese informed the membership that the General Operating Expenses for 2019-2020 are \$60,000. He asked if the membership wanted to go over each expense separately or agree to the proposed budget as a whole. A motion was made to accept the proposed 2019-2020 General Operations Expenses of \$60,000, in full, which was seconded and passed.

Capital Management Accounts

President Pazzanese advised the membership that the Capital Management Accounts are \$5,500 for fiscal 2019-2020. A motion was made to accept the \$5,500 Capital Management Accounts in full. This motion was seconded and passed.

Active Accounts

Under the Active Accounts the only portion that needed to be voted on was the Firewise Savings account.

There were a few questions about the tree cutting that had been going on in the Association. Mike Reddy asked who was cutting the trees. He was told that Jason Noyes was hired by the Association to trim the trees that impacted the roads in the Association but that Eversource was cutting trees that impacted their lines.

A motion was made to accept the \$2,000 proposed for 2019-2020 which was seconded and passed.

President Pazzanese stated that the 2019-2020 Proposed Budget totals \$67,500 divided by 272 lots equates to dues and assessments in the amount of \$260.00 for 2019-2020. There are approximately 12 lots in arrears in which the Association does not collect monies on, which come out to the \$260.

A member asked about the \$12,262.04 showing on the sheet as Pending funds. President Pazzanese explained that that money is the balance of the 2018-2019 fiscal year expense money to cover any money needed to pay incoming bills since our fiscal year doesn't end until September 30, 2019.

Bob Drohan of the Roads Committee explained that he has a project to clean out the 21 cement drains in the Association. We have a company that comes in and removes the covers, and cleans them out. The cost for this is about \$2,500. A member asked if we could get covers that weren't as heavy as the one in front of his house gets moved and he has to replace it. Bob said he would look into it.

A member asked about the discrepancy in the Roads and Maintenance and the Snow Plowing Accounts for 2018 versus this year's proposed amount. It was explained that this year we have a new vendor and the Maintenance and Snow Plowing accounts were adjusted. With all the road work that has been done in the past couple of years we will not need as much money for the maintenance of the roads.

President Pazzanese asked that we go on to the voting process. He explained the voting process and asked each of the four board members running for re-election to say a few words. Dick Lennon nominated Donna Dudley from the floor to be added to the ballot as a write-in.

LUNCH BREAK: 11:50 A.M.

MEETING RESUMED AT: 12:35 P.M.

President Pazzanese thanked the volunteers for the lunch they prepared.

VOTING RESULTS:

Sherryl Hitte received 51 votes.

Eileen Lennon received 49 votes.

Jeff Forsythe received 47 votes,

Cindy Carpenter received 45 votes, and there were,

8 write-in votes for Donna Dudley who will serve as an alternate

There were 28 votes from the floor and 28 Absentee votes.

ARREARS LIST:

List for Fiscal Year 2018/2019 Members and Non-Members

Tamara Spencer & Kevin Eldon – Home on East Chocorua River Drive - \$235
Sandra Myrer – Home on Indian Trail - \$482 – Home for Sale
Geoffrey & Edmund Mallet – Home on South Chocorua River Drive- \$660
(This property has been taken by Town. We received \$100 for dues from Town)
Ingmar Realty Trust, LLC – Lot on S. Chocorua River Drive - \$1,010
Sandra M. Hall – Lot on Remick Drive - \$1,010
George Koufos – Lot on Trask Drive - \$2,468
Edmund Wall – Lots on Mason Drive & Mather Road - \$4,106

List for Fiscal Year 2018/2019 Non-Members Who Pay Dues ONLY

Edward Cianci – Home & Lot on Mason Drive - \$3,728
Gayle Thomas (Margren) – Home & Lot on Indian Trail - \$3,672
Karla Young – Lot on Nickerson Drive - \$1,836
Joan Piotti – Home on Mather Drive - \$1,836

NEW BUSINESS

The subject of a third egress for the Association in case of an emergency was discussed. A motion was made to form a sub-committee to research a third egress which would provide members in the Remick Dr area a means out. The motion was seconded and passed. Steve Gauthier will work with President Pazzanese on this sub-committee going forward.

Jack Myatt asked if there were any updates for dust on the roads and ideas for reducing speeds.

Russ Hitte suggested moving the spoil piles in the back-forty to fill in the bad areas.

Audit for FY 2018 will be held October 14th with John & Julie Daly, Ray Wiggin and Owen Polly volunteering.

The 2020 Annual Meeting will be held at Runnells Hall on Saturday, September 19, 2020 at 9:00 a.m.

A motion was made to adjourn which was seconded and passed.

Meeting adjourned: 1:40 p.m.

Respectfully submitted,
Betty Butler