



CHOCORUA SKI & BEACH CLUB ASSOCIATION

April 13, 2024
Board of Directors Meeting Minutes
Tamworth Town House

Present: Sherryl Hitte-President, Dave Hathaway-Vice President, Bill Bradley, Cristin McGrath, Jake Paulsen, Jeff Mann, Kelsey Hitte and Marisa Corvese

On phone: Eileen Lennon-Treasurer, Jor Molchan-Secretary and Bob Greenberg

Absent with notice: Cindy Carpenter

Closed session: started at 9:02am

Closed session discussion topics:

Arrears

Attorney communications

Bridge discussion of community impact of bridge closure

Members out of compliance with home improvements, temporary structures, etc.

Session is closed at 10:07am

Open Session opens 10:08am

Members in attendance: None

March 2024 Board Meeting Minutes: Unanimously Approved 12-0

March 2024 Treasurer's Report: Unanimously Approved 12-0

Committee Updates:

1. **Roads Updates:** Jeff* / Dave

- a. Board members helped with some road clean-up after the storm tree damage
- b. CS&B roads agent worked quickly to clear trees from the storm. Waiting on bill to come in.
- c. Some grading of roads being done today; More grading in early May prior to calcium chloride going down
- d. Calcium Chloride - Quote from GWB came in at under \$7000 based on gallons used. Budget allows for \$8000
- e. Jewell Rd update - \$7,000 quote - Unanimously approved 12-0

2. **Beach Updates:** Bill* / Cristin (Eileen and Jor)

- a. Community support for putting docks in and out has become harder to rally. Cristin called two companies for dock installation/removal quotes. **(1)** \$100 per section; \$200 per float **(2)** \$800 - \$1,000 based on pics sent. Cristin will see if they can come out this week and see the project and give clear pricing. Motion to hire an outside company not to exceed \$2500 - Unanimously approved 12-0

- b. AED weather-proof box received and will be installed during cleanup
- c. Motion to buy new refrigerator to replace the now defunct refrigerator in the shed not to exceed \$800 - Unanimously approved 12-0
- 3. **Firewise Updates: Jake*** (Bob)
 - a. Bob to get all info to Jake and update Firewise contact info
 - b. Jake stated there are no state funds available to us at this time
 - c. Bob stated that the Roberts invoice of cleanup can be used towards Firewise
- 4. **Parks and Recreation: Kelsey* / Marisa**
 - a. Clean up spreadsheet is being updated; Email to membership as a reminder
 - b. ALH property maintenance quoted \$100 per cut (this is their 3rd year, up from \$75) Motion to approve lawn cutting quote - Unanimously approved 12-0
 - c. Marisa to do sign for top of hill from bridge; also discussed having a vinyl sign which can be used year after year with just velcro numbers as dates change. Jake mentioned cost would be around \$70.
 - d. Tennis court - internal net mechanism needs to be replaced
 - e. Dave stated that he had a member willing to donate railroad ties, which might be used at the front of the tennis court for flower/bush beds.
- 5. **Architectural/Building Updates: Wayne Power*** / Dave / Sherryl
 - a. Dave stated that Reily and Torres expected to be finished soon.
- 6. **Review Phone Log: Eileen***
 - a. 6 calls; (dues, bridge, tennis court, hang-up's)
- 7. **Subcommittees: Jor***
 - a. Bylaws committee will provide recommendations for May CS&B Board meeting. Discussion of bylaw committee and parliamentarian's guidance on bylaw changes.

New Business:

Bill - No new business

Bob - No new business

Cristin - No new business

Cindy - No new business

Dave - Wanted new board members to be aware of the prohibition on a large wedding that was requested to be held on CS&B community property. The board has been consistent, fair and with previous notice provided to the relevant member on more than one occasion in more than one form, including from the association attorney. If the relevant community member attempts to proceed and finds the day is not able to proceed the fault can only lie with that community member.

Eileen - No new business

Jake - No new business

Kelsey - No new business

Jeff - No new business

Jor - No new business

Marisa - Discussion of maintaining emergency egress during winter. Emergency access is limited to emergencies, we don't have full right of way end to end to maintain access on a regular basis. This will entail a new subcommittee for feasibility study.

Sherryl - Should we have the parliamentarian at the 2024 Annual Meeting? Motion made to approve - Unanimously approved 12-0
Updating fire warden list - Enlisting volunteers for various roads, Full time resident most ideal.
Wires hanging at various roads, could be old Consolidated or Spectrum wires. Also need to be sure the electricity is up and running at the beach.

The next meeting will be held on May 11, 2024 at The Tamworth Townhouse

Meeting Adjourned 11:32 am

Respectfully submitted,

Jor Molchan

Jor Molchan, Secretary
CS&B Club Association