



CHOCORUA SKI & BEACH CLUB ASSOCIATION

May 11, 2024
Board of Directors Meeting Minutes
Tamworth Town House

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

On phone: Jor Molchan-Secretary and Bob Greenberg

Closed session: started at 9:06am

Closed session discussion topics:

- Large private events on CS&B common property (prevention/community protection)
- Attorney communications
- Arrears / Liens / Interest
- Bylaws Committee report submitted to the board

Session is closed at 10:54am

Open Session opens 10:54am

Members in attendance: Dick L., Jan H.

April 2024 Board Meeting Minutes: Board unanimously approved

April 2024 Treasurer's Report: Board unanimously approved

Committee Updates:

1. **Parks and Recreation: Kelsey*** / Marisa
 - a. Beach cleanup, tennis courts, nets, pressure washer
2. **Roads Updates: Jeff*** / Dave
 - a. Repairs made and planned in CS&B community
 - b. Sign and metal posts at back 44
3. **Beach Updates: Cristin*** /Bill (Eileen and Jor)
 - a. Vinnie A., - submitted pictures of before and after of rocks being removed when they are intended for erosion prevention. Kids throwing them out into the water or on to break the ice during winter. Various suggestions discussed.
 - b. One porta potty will be delivered before Memorial day; 2nd to be delivered on or around July 1st.
4. **Architectural/Building Updates: Wayne Power*** / Bob Greenberg / Richard Lewandoski
 - a. No update for Fielding, LeBlanc or Lewandowski
 - b. Cease & Desist order will be emailed to Corvese, Fielding, LeBlanc until all required documents have been fully submitted.
5. **Review Phone Log: Eileen***

- a. 7 calls; (RE agent, dues, down tree, boat rack stickers, erecting a fence, 2 hangups)
- 6. **Bridge Update: Sherryl**
 - a. GW Brooks is coming out June 17th to do necessary immediate repairs. It will be closed for 3 ½ days for repairs and recommended a 7-day closure once the work is complete. Email blast to be sent to the membership.
- 7. **Refreshments for Annual Cleanup: Marisa* / Lorelei**
 - a. Sherryl reported she will pick up all food items needed and put on the CS&B debit card. Marisa & Lorelei to handle volunteers for set up, grill, etc.

New Business:

Dave - No new business

Bill - No new business

Bob - No new business

Cindy - No new business

Cristin - No new business

Eileen - No new business

Jeff - No new business - Discussion on prohibited vehicles on roadways (UTVs, ATVs, dirt bikes, etc.) as approved at 2008 Annual Membership Meeting. Email blast must be sent to membership. In jeopardy of losing temporary access during bridge closure, etc.

Jor - No new business

Jake - No new business

Kelsey - No new business

Marisa - No new business

Sherryl - Parliamentarian is scheduled for annual meeting. Still seeking fire wardens.

The next meeting will be held on June 8, 2024 at the Tamworth Town House

Meeting Adjourned: 12:19pm

Respectfully submitted,

Jor Molchan

Jor Molchan, Secretary
CS&B Club Association