



CHOCORUA SKI & BEACH CLUB ASSOCIATION

June 8, 2024

Board of Directors Meeting Minutes Tamworth Town House

Present: Sherryl Hitte-President, Dave Hathaway-Vice President, Eileen Lennon, Treasurer, Bill Bradley, Bob Greenberg, Cindy Carpenter, Jeff Mann and Kelsey Hitte

On phone: Marisa Corvese

Absent with notice: Jor Molchan, Secretary, Cristin McGrath, and Jake Paulson

Closed session: started at 9:01am

Closed session discussion topics:

- ATVs/UTVs/dirt bike violators/enforcement

Session is closed at 10:19am

Open Session opens 10:24am

Members in attendance: Dick L., Cal C.

May 2024 Board Meeting Minutes: Change needed to board members present or on phone during meeting; Board Approved with these changes to be made. (9-0)

May 2024 Treasurer's Report: Treasurer/President found unposted items, etc. on reports sent over by Debit One. Corrections needed by Debit One. Will vote once final reports are received.

Committee Updates:

- 1. Parks and Recreation: Kelsey*** / Marisa
 - a. Railroad ties at the tennis court need to be put in place. Looking for a couple of volunteers
 - b. Rubber handles need to be purchased for horses at playground
 - c. Bench for tennis court needed in future
- 2. Roads Updates: Jeff*** / Dave
 - a. Signs/metal posts received and will be installed at Back 44
 - b. Grading of Back 44 done by our roads contractor
 - c. Speed bumps spreadsheet must be fully updated for 2025 placement
- 3. Beach Updates: Cristin*** / Bill (Eileen)
 - a. Ask Cristin to look into cost of another boat rack placement
 - b. T-dock needs to be sprayed with wasp spray; Eileen will put in shed
 - c. Rubber or PVC caps/covers needed for tops of t-dock poles
- 4. Architectural/Building Updates: Wayne Power*** / Bob Greenberg / Richard Lewandoski
 - a. Sherryl reported that all documents have been received and permits have been issued to Blackwell, Corvese, Fielding and LeBlanc
- 5. Review Phone Log: Eileen***
 - a. 11 calls; (unhappy Madison landowner, boat rack stickers, hangups, etc.)
- 6. Bridge Update: Sherryl**

- a. Now that we have lost our initial temporary egress with Eversource due to ATV/dirt bike violators crossing the tracks onto private property in Madison, we need to come up with alternative ingress/egress plans in order to move forward with any bridge repairs. Working with the bridge contractor to come up with a new plan. Three possibilities include cutting a wider path thru the paper road straight across from the Eversource corral; taking a right at the corral to go down to the black chain link gate into Silver Pine Lane; or through another trail that would come out at the new Colemans property or paperStill need approvals on all levels. Much to be done before moving forward.

7. **Budget Committee Update:** Eileen

- a. Committee met on May 18th at Cook Memorial Library. Those in attendance included Ellen G., Fred D., Judith D., Betty B. and Paula M., along with Eileen Lennon, Treasurer.
Sherryl Hitte, President was in attendance as ex-officio.
- b. The proposed FY2024 budget was discussed with the board members in attendance and on the phone. Much discussion followed. Final draft will be submitted to the entire board for review and vote.

New Business:

Board discussion regarding the following items:

- ◇ Beach parking has limited space for member autos/trucks and golf carts due to non-member violators, as well as the use of same family vehicles parking at the beach parking lot.
- ◇ Non-member vehicles also parking in the overflow parking lot near Veterans Park, as well as outside the playground fence/gate area.
- ◇ Vehicles other than an auto/truck or golf cart are parking at the beach lot, overflow and other common areas.
- ◇ Vehicles not having a designated CS&B resident sticker or guest pass.
- ◇ Towing of vehicles without a valid CS&B resident sticker or guest pass.
- ◇ New CS&B resident stickers should be issued to establish clarity for towing companies to avoid vehicles being mistakenly towed.
- ◇ Unify placement of CS&B resident stickers on autos/trucks and golf carts.
- ◇ Vehicle designation for a UTV/ATV like vehicle to be used at the beach (or other common areas as needed) for maintenance of the beach or any other common areas of the association.
- ◇ Signage discussed for front entrance and at tennis court that only members of the CS&B Club Association will be allowed to park with a new CS&B resident sticker or guest pass.
- ◇ Vehicles other than autos/trucks are already tearing up the newly graded emergency access road in the back 44 acres. This in order to allow for emergency access during bridge closure.
- ◇ Vehicles crossing over the RR tracks into the Town of Madison and private property of Madison homeowners.
- ◇ New signage to be placed on the CS&B property at the RR tracks where our property ends.

Motions made:

- **Motion** to start trespass-towing of unpermitted vehicles without a valid CS&B resident sticker or guest pass from beach parking areas, playground and tennis court effective July 1, 2024. This includes UTVs, side x sides, dirt bikes, etc. and also golf carts that do not have a new valid CS&B resident sticker. **Yes vote: 8 No: 0 Abstain: 1**
- **Motion** to immediately make a change to CS&B resident stickers for auto/trucks and golf carts. **Yes vote: 9-0 No: 0 Abstain: 0**
- **Motion** to approve up to two CS&B resident stickers for members in good standing. **Yes vote: 9-0 No: 0 Abstain: 0**
- **Motion** to have new CS&B resident stickers placed on windshield in lower left drivers side. **Yes vote: 9-0 No: 0 Abstain: 0**
- **Motion** to issue new CS&B resident stickers to golf cart; Stickers will be adhered by a

CS&B authorized permit issuer to lower left windshield or on drivers side of golf cart.

Yes vote: 9-0 No: 0 Abstain: 0

● **Motion** to deny issuance of CS&B resident stickers for ATVs, side x sides, dirt bikes, minibikes, go carts, or any other motorized conveyance. This excludes snowmobiles and bicycles. **Yes vote: 9-0 No: 0 Abstain: 0**

● **Motion** to produce and issue a new CS&B guest pass that is difficult to replicate and provide one to members in good standing. **Yes vote: 8-0 No: 0 Abstain: 0**

Sherryl: An email blast will be sent to the membership to advise them of the new CS&B resident stickers; placement of stickers; towing company details; etc. Tamworth PD, Ossipee PD and CC Sheriff will be informed of the new towing policy and company name in case someone calls to report their car was stolen, etc. Signs will be placed at the beach parking lots, playground and tennis court. A notice will be placed on the website to advise owners of vehicles not in compliance of the tow contact information.

Next Board meeting will be held on July 13, 2024 at Runnells Hall.

Meeting Adjourned: 12:48pm

Respectfully submitted,

Sherryl Hitte, President (on behalf of Jor Molchan, Secretary)
CS&B Club Association