



## CHOCORUA SKI & BEACH CLUB ASSOCIATION

March 11, 2023  
BoD Meeting Minutes

Tamworth Town House

**PRESENT:** Sherryl Hitte, President, Kelsey Hitte, Secretary, Betty Butler, Bob Drohan, Cindy Carpenter, and Jeff Mann

**ABSENT WITH NOTICE:** Dave Hathaway, Vice President, and Jake Paulsen

**CLOSED SESSION:** Meeting Started at: 9:08am. Board members on closed session Skype were Bob Greenberg, Treasurer, Bill Bradley, Eileen Lennon and Jor Molchan.

**OPEN SESSION:** Doors opened, and Skype started at approximately 10:45am to members.

**Members in attendance:** Cal C., Dave P., Jan H.

**Skype:** Bob Greenberg, Treasurer, Bill Bradley, Eileen Lennon, Jor Molchan, Cristin M., Sally D., Mike R., Dick L.

**November 2022 Meeting Minutes:** After review and discussion, a motion was made by Betty to approve the minutes, which was seconded by Cindy and passed **(11-0)**

**Yes:** Betty, Bill, Bob D., Bob G., Cindy, Dave, Eileen, Jeff, Jor, Kelsey, Sherryl

**No:**

**Abstained:**

**November 2022 Treasurer's Reports:** After review and discussion, a motion was made by Betty to approve, which was seconded by Cindy and passed. **(11-0)**

**Yes:** Betty, Bill, Bob D., Bob G., Cindy, Dave, Eileen, Jeff, Jor, Kelsey, Sherryl

**No:**

**Abstained:**

**December 2022 Treasurer's Reports:** After review and discussion, a motion was made by Betty to approve, which was seconded by Cindy and passed. **(11-0)**

**Yes:** Betty, Bill, Bob D., Bob G., Cindy, Dave, Eileen, Jeff, Jor, Kelsey, Sherryl

**No:**

**Abstained:**

**January 2023 Treasurer's Reports:** After review and discussion, a motion was made by Betty to approve, which was seconded by Cindy and passed. **(11-0)**

**Yes:** Betty, Bill, Bob D., Bob G., Cindy, Dave, Eileen, Jeff, Jor, Kelsey, Sherryl

**No:**

**Abstained:**

**February 2023 Treasurer's Reports:** After review and discussion, a motion was made by Betty to approve, which was seconded by Cindy and passed. **(11-0)**

**Yes:** Betty, Bill, Bob D., Bob G., Cindy, Dave, Eileen, Jeff, Jor, Kelsey, Sherryl

**No:**

**Abstained:**

1. **Roads Update - Bob D./Sherryl**
  - a. Mud season. Next month-re grading when ready. **OPEN**
  - b. Calcium chloride-end of May. **OPEN**
  - c. Asphalt roads-Need 3 quotes to decide if we cut and patch, grind, or grind and resurface some areas. Jeff to look into estimates and further discussion. **OPEN**
2. **Beach Updates - Eileen**
  - a. Porta Potty, 1<sup>st</sup> of May. Making a list of things needed to be completed prior to the Annual Clean up. **OPEN**
3. **Firewise Updates - Bob G.**
  - a. No new forms have been received. Bob would like to have Jake take over as Firewise chairperson. **OPEN**
4. **Parks & Recreation - Kelsey/Bill**
  - a. Waiting until the snow melts. **OPEN**
5. **Architectural/Building Updates - Wayne Power/Sherryl/Steve**
  - a. Building deposits returned to 2 people. Received a few new construction applications. Website will have updates to architectural guidelines posted. **OPEN**
6. **Taxes/Audit/Non-Profit Updates - Bob G.**
  - a. Taxes were paid. CPA was paid. **CLOSED**
7. **Review Phone log - Eileen**
  - a. 24 calls since November meeting, ranging from realtors, title companies, snow removal, deeds, robo calls, hangups, etc. **CLOSED**
8. **Sub-committees:** \*denotes sub-committee lead.  
Beach Erosion - \*Dave Hathaway, Eileen Lennon, Jeff Mann  
Bridge/Cover - \*Bob Drohan, Jan Huddleston  
NH Fish & Game Liaison - \*Jan Huddleston  
10-year Improvement Plan - \*Bob Greenberg, \*Jor Molchan
9. **Discussion on 10-year improvement plan:**
  - a. Bob G. will email the spreadsheet that needs more updates. **OPEN**
  - b. Jan H. reorganizing Bridge binder. **OPEN**

**New Business:**

**Betty** - Memorial Day Weekend discussion about availability to help with the hot dog luncheon. We will ask for volunteers to handle in her absence.

**Bob D.** - Asked Jeff to be his back up person on the Roads committee and Jeff agreed.

**Jeff** - No new business

**Kelsey** - No new business

**Cindy** - No new business

**Eileen** - The American flag and POW flag are missing from the Veterans Park. Discussion about sending an email to members to see if anyone took them down for the winter to store them, prior to us having to purchase new ones.

**Bill** - No new business

**Jor** - No new business

**Bob G.** - Question and brief discussion about the roads contract for the new year, Bob D, will have better answer for the April board meeting.

**Sherryl**

*Meeting Minutes* - Discussion about meeting minutes and how they are written. The BOD voted 11-0) that they will be summarized and not verbatim, in keeping with Roberts Rules.

*New Secretary* - Discussed that Betty has stepped down as Secretary and Kelsey accepted the nomination and was voted back in. (10-0; Kelsey abstained)

*Financials* - Two members have requested Treasurers Reports/Banking information. Discussion about emails and GoDaddy website “members only” tab.

*Architectural* review processes updates were discussed this morning with the BOD and Chairperson Wayne Power. Minimal changes to application/guidelines and a new Permit release form will be added to the website. These will be the responsibility of the homeowner to submit for deposit reimbursement.

*Responsibilities of members* - Members are responsible for reading Bylaws, Covenants/Restrictions as well as all other documents located on our website.

*AED* - Cristin M. is donating a new AED for the association. Further consideration needed for location, weatherproof box, and any insurance concerns.

Meeting adjourned at 12:17pm.

The next meeting will be held on April 8, 2023, at Tamworth Town House.

Respectfully submitted,

Kelsey Hitte, Secretary  
CS&B Club Association