



CHOCORUA SKI & BEACH CLUB ASSOCIATION

March 12, 2021, BoD Meeting Minutes

Tamworth Town House

PRESENT: Sherryl Hitte, President, Steve Gauthier, Vice President, Bob Greenberg, Treasurer, Kelsey Hitte, Secretary, Cindy Carpenter, Nate Johnston, Philip Sheehan, and Sally DeGroot.

ABSENT WITH NOTICE: Betty Butler, Bob Drohan and Eileen Lennon on the phone/Skype. Doug Demars.

CLOSED SESSION: Privileged & Confidential matters - Meeting Started at: 9:03am

OPEN SESSION: Doors opened and Zoom started at approximately 10am to members.

Nov. 2021 Meeting Minutes: After review and discussion, a motion was made to approve the minutes, which was seconded and passed (10-0). Sally DeGroot and Phil Sheehan abstained.

CLOSED

Nov. 2021, Dec. 2021, Jan. 2022, and Feb. 2022 Treasurer's Reports: After review and discussion, a motion was made to approve, which was seconded and passed. (12-0). **CLOSED**

1. Roads Update - Bob D./Sherryl

- a. Bob requested three quotes. Horizon Engineering was not interested. Bergeron quoted \$5,800. Still waiting on Piper Construction-Plymouth NH. Need an engineering opinion for bridge, not the bridge cover. Bob will ask about a package deal with an opinion on brackets and 4x4 tied into the actual bridge. Update or replace structure of the bridge and plates that sit on top to make it safe. Steve waiting on info from John Roberts about another possible company. **OPEN**
- b. 3rd egress: Back forty gate and Nickerson are the only two official egresses. The bridge is the entrance/exit to the association. Third egress would be an extension of Remick Dr. It would need to be surveyed and further communication with owners of the last two lots.
Phil has concerns with outsiders, or drug dealing coming in from the railroad tracks. Said across from tennis court could be used as egress. Said he spoke to the fire chief who told him we don't need another egress and that we already have enough.
Cindy told Phil he is only concerned about a road being near his house.
Steve will be reaching out to the Town.
Nate made a motion to table, Phil seconded. Vote started, but further conversation continued. Steve suggests we investigate it further before we say table it. Sally said we can't go back into discussion, and that we are out of order. The BoD agreed and determined that the motion to table was unclear as to what was exactly being tabled. Were we tabling a 3rd egress all together or tabling the discussion/further looking into a 3rd egress? BoD agreed that we collectively need to become more familiar with Roberts Rules and do discussions before taking a vote. Conversation then continued.

Eileen said the 3rd egress would help with safety as we are no longer a small community. It would have a gate like the others for our safety.
Betty is concerned about the possibility of losing the bridge and how we function in the community with elderly etc.
Nate suggests we maintain what we have.
Bob D. suggests tabling the conversation until owners decide to build.
Sherryl suggests leaving it open for further conversation.
Bob G. suggests committee get a quote, insurance, fire chief, additional costs, Firewise etc. In the future it may need to be voted on by the membership.
Sally suggests that we maintain what we have, but get an assessment by fire dept.
Phil wants to keep in mind that this is a pine barren-conservation, sensitive areas. Night hawk endangered.
Sherryl reminded all that we do have a Fish & Game subcommittee. **OPEN**

2. Beach Updates - Eileen/Nate

- a. Unclaimed boats in overflow area. Eileen contacted the Tamworth recreation director, and they want to take them this spring. **OPEN**
- b. Pontoons still across the street at GoshAnge. He promised to have done by Memorial Day. **OPEN**

3. Firewise Updates - Bob G.

- a. Received Firewise paperwork from Agami. Nothing from anyone else. Bob G. will send out a notice to others that had previously offered. We did meet the 2021 requirements. No grant money coming but we are in good standing. Jason Bergeron paperwork was submitted for the tree removal he did earlier in the year, but Bob G. will check to see if that also included the fall removal. **CLOSED**

4. Parks & Recreation - Cindy/Kelsey

- a. When snow melts, we will check cracks on the tennis court and apply seal to necessary spots. Playground when not so muddy, swings will be installed, typically by end of April. **OPEN**
- b. Bike rack for the playground not purchased yet. Cindy to provide details at April board meeting. Parks & Rec. budget is \$2000. Mulch will be needed for front entry near bridge and at Veteran's Park. People have been donating annuals. **OPEN**
- c. See saws - Cindy will be looking into another person. Sally knows a welder to consider fixing old ones and will get us their name. Phil suggested Jason Bergen from Good Neighbor Fence, as he also welds. **OPEN**
- d. Mowing of playfield and upper area - Kelsey to provide the names of people at the April board meeting that she had reached out to and will be looking into more companies in surrounding towns. **OPEN**

5. Architectural/Building Updates - Wayne Power/Sherryl

Sherryl reported the following:

- a. Wayne Power received application for a garage on Mather and new construction on Nickerson. No others submitted at this time. **OPEN**
- b. Homes on McGrew and South Chocorua are moving along. **OPEN**

6. Taxes/Audit/Non-Profit Updates - Bob G.

- a. Audit was completed at Cook Memorial Library. The audit committee learned how we do things, and they offered some suggestions for the future. The audit committee signed off everything was fine. **CLOSED**
 - b. Taxes for year ending 2020 went to accountant who will let Bob G. know if he finds any problems. **OPEN**
7. **Review Phone log - Eileen**
- a. 26 calls since November meeting. Several hang ups and robo calls. 8 calls regarding buying property/homes. 3 calls regarding snow plowing. **CLOSED**
8. **Sub-committees:** *denotes sub-committee lead
- Beach Erosion - *Nate Johnston, Bob Drohan, Steve Gauthier
 - Bridge/Cover - *Wayne Power, Bob Drohan, Steve Gauthier
 - Bylaw - *Cindy Carpenter, Cheryl Gannon, Hallie Shefler, Marisa Bonanno
 - NH Fish & Game Liaison - *Jan Huddleston
 - Skype/Zoom Board Meetings - *Cindy Carpenter
 - 10-year Improvement Plan - *Bob Greenberg, *Steve Gauthier

New Business:

Steve previously reached out to a parliamentarian. He charges \$150 per hour. Wide array of services, proper procedure, etc. He would need to look at our by-laws and covenants and follow up with other questions. Don't want to double dip and spend money we don't need to. He would be available for our 2022 annual meeting if we wanted him. At some point we will need some external help and education in that regard. Future boards will have that resource to be educated so we don't need to re-spend that money.

Hastings Malia is the new attorney for the Association, specifically Jason Dennis. Bylaws and covenants have been sent to Jason, and he will be reviewing in order to provide us with feedback.

Betty: She won't be able to attend the May board meeting as she has a family wedding. She will be doing the hot dog lunch for the annual clean up volunteers.

Bob D.: There was a situation with a home at the top of the hill with regards to snow plowing that we are still working to resolve. He is concerned that derogatory statements were made on social media. Steve spoke with the homeowner few times. They have legitimate concerns about snow and where it has been piled specifically on both sides of their driveway and on bridge hill. Once the snow clears, we can assess the boundaries. It is unclear currently who is making the big piles of snow. (Town, roads crew, or someone else with a front loader, etc.) There is also concern for school bus safety, and firetrucks. Sally made mention about the puddling problem at her property and the home next to her. They cannot get into the driveway on each side of the house and to the propane tanks. Bob D. will investigate. The issue with doing a crown is that it always goes to the left and right of the roads, maybe we consider long trench scenarios, also need to consider the expense. Sherryl suggested taking pictures where the water puddles. Sally will send them. Bob G. thinks we might want to consider a long-term draining investigation for the whole association. The other board members agreed.

Bob G.: 10-year plan discussed with Steve before winter. So many things that need maintenance that we aren't paying attention to. Going through the old CS&B computer and there were things done and then stopped and problems that were never resolved/fell by the wayside. Phil mentioned that a lot of time was put into this years ago and agrees that we should make a list every year for preventative maintenance.

Cindy: A negative comment from a member was made to Cal yesterday while out on a walk about the board spending time focusing on STR but that they have seen board members blow through stop signs.

Eileen: Will be looking for a second company to give us a quote on beach porta potty. Will ask about a cost reduction if we have more than one.

Nate: Roads committee looking into Stony Ridge Environmental for a rough estimate regarding the beach erosion, the beach parking lot and down to the beach. This will be a multi-step process.

Phil: Concerned about motorized toy boats in swim areas. There were also a lot of people leaving canoes/kayaks along the unloading area on beach and there is only so much shoreline available. Suggested reminders about these things in the summer rules that are sent out to membership. Recommends that we get a second porta potty for in the beach parking lot. Eileen told him that the price doubled from the previous year and the board voted to only have the one.

Kelsey: There was previous discussion regarding stop signs being installed at the corners of Mather/McGrew and Mather/Tewksbury and wanted to know what the next step is. Bob G. 4x4 poles would need to be purchased from roads funds. Sherryl stated stop signs were purchased in 2021 and in her garage. The board suggested we have volunteers install on clean-up day. Kelsey asked that we have a schedule drawn up for the next BoD Meeting on April 9th.

Sally: No new business.

Steve: Ten-year plan for maintenance. Capital assessments and spread sheets. Time out assets and when they'll be removed/recovered.

Sherryl: There have been many property sales. We have been able to release various property liens. We were able to collect over \$5000 in arrears from two lots owned by one member on Mason and Mather. The money collected from these arrears goes into the road savings account. Police Details. She hopes to have the cost by the April BoD meeting.

2022 Annual Meeting is scheduled for September 18th.

HOA paperwork fees of \$25 goes into legal account.

Update on dues/assessments: Approximately 43 people not paid at all and 15 were short paid. Betty will be working on the Spring/Summer newsletter and would appreciate input from everyone. Looking to complete by April 4th or before next BoD meeting.

Members in attendance:

Dave Porcello

Motion was made to adjourn, which was seconded & passed. Meeting adjourned at 11:50am

The next monthly Board of Directors meeting will be held on April 9, 2022, at Tamworth Town House.

Respectfully submitted,

Kelsey Hitte
CS&B Secretary