



CHOCORUA SKI & BEACH CLUB ASSOCIATION

April 8, 2023
BoD Meeting Minutes

Tamworth Town House

PRESENT: Sherryl Hitte, President, Dave Hathaway, Vice President, Kelsey Hitte, Secretary, Bill Bradley, Cindy Carpenter, Eileen Lennon, Jake Paulsen, Jeff Mann, Jor Molchan

ABSENT WITH NOTICE: Bob Greenberg, Treasurer, Betty Butler, Bob Drohan

CLOSED SESSION: Meeting Started at: 9:02am

OPEN SESSION: Doors opened, and Skype started at approximately 9:44am to members.

Members in attendance: Cal C., Jan H.

Skype: Bill Bradley, Eileen Lennon, Jor Molchan, Dick L., Ashley S.

March 2023 Meeting Minutes: After review and discussion, a motion was made by Dave to approve the minutes, which was seconded by Cindy and passed **(9-0)**

Yes: Bill, Cindy, Dave, Eileen, Jake, Jeff, Jor, Kelsey, Sherryl (Betty, Bob D. & Bob G. by email)

No:

Abstained:

March 2023 Treasurer's Reports: After review and discussion, a motion was made by Dave to approve, which was seconded by Jake and passed. **(9-0)**

Yes: Bill, Cindy, Dave, Eileen, Jake, Jeff, Jor, Kelsey, Sherryl (Betty, Bob D. & Bob G. by email)

No:

Abstained:

1. Roads Update - Bob D./Sherryl

- a. Spring Prep: roads were grated, potholes and signs were filled, well tile covers to be fixed. **OPEN**
- b. Calcium Chloride-end of May after Annual Clean-Up. **OPEN**

2. Beach Updates - Eileen

- a. Porta Potty- May 1st and July 1st, same prices as last year. **OPEN**
- b. Spring Prep: Raking and painting. Annual Clean-up Day May 27th, Docks and racks go in the water, drill drainage holes into boat racks. Jor is coming up for a week at end of April to work on some items. **OPEN**

3. Firewise Updates - Bob G./Jake

- a. No new forms received. Jake agreed to taking the lead on Firewise. **CLOSED**

4. Parks & Recreation - Kelsey/Bill

- a. Spring Prep: order mulch for delivery on May 25th. May 6th weekend for some prep work, but day of goal is to install tennis court nets, fix fence post at tennis

court, clean up ballfield and parking area, grease playground equipment, paint basketball poles/hoops, purchase new chain nets for hoops. **OPEN**

5. **Architectural/Building Updates - Wayne Power/Dave/Sherryl**
 - a. Deposits reimbursed to those who have completed exteriors. 6 new constructions Log on McGrew, Garage on S. Choc, house on Stevenson, Addition on E. Chocorua and two who haven't sent in applications and started without approval.
 - b. Website will have updates to Architectural & Building Guidelines posted. **OPEN**
6. **Taxes/Audit/Non-Profit Updates - Bob G.**
 - a. No new updates.
7. **Review Phone log - Eileen**
 - a. 9 calls since the March meeting. (hangups, title co., potential buyer) **CLOSED**
8. **Sub-committees: *denotes sub-committee lead.**
 - Beach Erosion - *Dave Hathaway, Eileen Lennon, Jake Paulsen
 - Bridge/Cover - *Jan Huddleston
 - NH Fish & Game Liaison - *Jan Huddleston
 - Skype Board Meetings - *Cal Carpenter
 - 10-year Improvement Plan - *Bob Greenberg, *Jor Molchan

Discussion 10-year improvement plan:

Jan H. reorganizing Bridge/Cover binder. Nothing in binder after 2011. No repairs shown. Needs input from older members who might remember. Need to find three bridge inspection companies for inspection quotes, and quotes for repairs if needed. Jan will call Bergeron to find out about cursory inspection. Dave recommended Daly out of Portsmouth. Jake will call Ronnie Severino out of Candia. Ashley S. to give her husband Dan, Jan H. phone number. He may have some ideas. **OPEN**

New Business:

Cindy-no new business

Kelsey-no new business

Dave-Bay Lane-3 trees are rotted & should come down. 3 quotes received. Jake made a motion to approve up to \$3000, Cindy seconded, discussion. All in favor. **9-0**. It was decided that Dave would contact Eldridge Logging \$1200. **OPEN**

Jeff-1 quote recvd. from Bryant Paving; waiting on quote from Lakes Region. Recommended not to reclaim and repave. Looking to get two more quotes. **OPEN**

Jake-Two grants-one for catastrophic funds, the other for Firewise; waiting to hear back from Chief Sherman. **OPEN**

Bill-no new business

Eileen-No response to email sent to membership about the missing Veterans Park flags. Discussion rebuild the step into the beach shed. Replace T-dock boards; Ashley S. volunteered to talk to someone that might be able to fix it. She will look at it over school vaca week. **OPEN**

Jor-Up at the end of April and can do some of these jobs.

Sherryl- Dick Lennon is holding a service on the 29th at 11am. The Veterans Park bricks are in. Arrears list: 27 people have not paid dues/assessments. Invoices sent, multiple emails sent,

mailed past due notices in bright red saying interest and/or liens may be placed after May 15th according to the bylaws. Final notice to go out next week. Payment plan offered at last year's annual meeting. Discussed FedEx or UPS for the homeowner that has PO Box closed. Email blast to members for reminders/updates. **OPEN**

Gated beach: 2 years ago, was voted in to investigate the cost and what it would entail. Further discussion with the current board needed regarding fobs/monitoring etc. and keeping with the aesthetics of beach area. **OPEN**

Budget meeting: sometime at the end of May at Tamworth Town House. Beach, park/rec and roads committee should be there and a few member volunteers. **OPEN**

Arrears: Able to collect dues and assessments not paid for years for a house that recently sold on Trask. **CLOSED**

Spring newsletter: working on it. **OPEN**

Paper Road on Nickerson: 2 lots side by side may want to build at some point. We need to ask Bob D. to discuss with John Roberts so owners have access to their driveways and to accommodate the paper road. **OPEN**

Beach: Police details 4 per summer, they aren't booking yet. Volunteers needed to open and close beach gates. Discussion about how beach passes are required, and how leaving signs on windshields doesn't work and people just litter them on our streets. Further discussion to be had about hiring a towing company and putting up a sign. **OPEN**

Speeding: Discussion about people who are seen regularly speeding through the neighborhood. If someone witnesses and calls the police, they can report the vehicle as driving to endanger. If possible, provide the make, model, and color of the vehicle. In addition, an incident report can be written and submitted to the BOD. After it has been received it will stay on file and a letter from the BOD will be sent to the homeowner. Recommendations welcomed on how to help the speeding issue. **OPEN**

Cal C.-Discussion about having a drop box location in the neighborhood that people could put their completed incident reports, Firewise forms etc. into. **OPEN**

Sherryl-

Tennis court lighting: 2 years ago, a discussion was about possibly adding a light near the backboard, nothing bright, we could also investigate solar options or electricity would need to be installed. Ashley S. will ask her husband to look into it. Need to take houses in the area into consideration. **OPEN**

Members only section of website: email sent to set up full access to the website. **OPEN**

Cal C.- Brief discussion about playground swings etc. being installed. **OPEN**

Ashley S.- Would like the boards blessing to hold her brother's wedding at CS&B in September 2024 after Labor Day with 80-85 people. 3pm ceremony at the beach and a tent reception at the baseball field/surrounding area 4-9pm-ish. Trolley or small vehicle to shuttle between the two areas. Parking at the tennis court. Possible DJ that could face the speakers inward to help with noise. Would purchase a porta potty. Possible food truck. Ashley volunteered to take responsibility for all cleanup and any damage. Sherryl: we will need to discuss it further with the whole BOD. Liability insurance should also be considered. Ashley will look into it. Sherryl went to the town of Tamworth and there are no ordinances or permits required because we are a private association. Need to consider the three homes closest to the event. **OPEN**

List of events: Would like to send the BOD a list of proposed dates to post on website calendar in addition to the newsletter. **OPEN**

Meeting adjourned at 11:39am.

The next meeting will be held on May 13, 2023, at Tamworth Town House.

Respectfully submitted,

Kelsey Hitte
Secretary