



CHOCORUA SKI & BEACH CLUB ASSOCIATION

April 9, 2022 BoD Meeting Minutes

Tamworth Town House

PRESENT: Sherryl Hitte, President, Bob Greenberg, Treasurer, Kelsey Hitte, Secretary, Cindy Carpenter, Sally DeGroot, Bob Drohan, and Philip Sheehan. Jacob Paulsen until 10:34am

ABSENT WITH NOTICE: Eileen Lennon, on the phone. Betty Butler, Doug Demars, Steve Gauthier.

CLOSED SESSION: Privileged & Confidential matters - Meeting Started at: 9:08am

OPEN SESSION: Doors opened at approximately 10:02am to members. 10:09am skype started.

March 2022 Meeting Minutes: After review and discussion, a motion was made to approve the minutes, which was seconded and passed **(9-0) CLOSED**

March 2022 Treasurer's Reports: After review and discussion, a motion was made to approve, which was seconded and passed. **(7-2 Jacob & Sally) (2 abstained, Kelsey & Phil) CLOSED**

1. Roads Update - Bob D./Sherryl/Steve

- a. Bob requested three quotes. Bergeron quoted \$5,800, paid in one third installments. Piper Construction in Plymouth NH builds but, doesn't do inspections. Need an 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 still waiting on info from John Roberts about another possible company. Sally said Bergeron makes a lot of sense and we should move forward. Last inspection was five years ago by Town of Tamworth. Jacob recommended every two years. **OPEN**
- b. 3rd egress: Steve will be reaching out to the Town. Quote, insurance, fire chief assessment, additional costs, Firewise etc. In the future it may need to be voted on by the membership. Fish & Game subcommittee should be involved. **OPEN**

2. Beach Updates - Eileen/Phil/Sally

- a. Unclaimed boats in overflow area. Eileen to contact Tamworth recreation director for pickup. **OPEN**
- b. Pontoon completion/pickup from GoshAuge prior to Annual clean up. **OPEN**
- c. Waiting on 9 quotes for PortaPotty.
- d. Paint/Stain needed for all picnic tables and stairs.
- e. Sherryl still waiting on confirmation of Police details. See "beach discussion under new business".
- f. Nate was going to send research on beach erosion. Eileen looking to Bob D. and Phil to help figure out.
- g. Terracing the lower area down the stairs. Bob D. concerned about trip hazards. Twelve-foot drop from the bottom of the steps to the water.

3. Firewise Updates - Bob G.

- a. Bob read his proposed letter to the board that can be sent to the members still outstanding (Bianco, Bourgeois, DeGroot, Dufresne, and Fiumara). Also mentioning the wildfire risks and asking for paperwork to be completed and turned in. This increases our chances to reach our goal. **OPEN**

4. Parks & Recreation - Cindy/Kelsey

- a. Tennis Court: there are a lot of large cracks. As the weather gets warmer, Cindy will apply seal to necessary spots. The picnic table at the tennis court has fallen apart. We will need to assess if it can be fixed or not. We have paint/stain that could be used for the picnic table that was previously used on the T-dock. The wood chips on the driveway side of the tennis court will need to be spread out. Will ask Vincent A. to use beach rake. Weeds around the tennis court can be pulled and the area sprayed with Cindy's homemade all-natural weed killer. **OPEN**
- b. Playground: Swings- To be hung this week. Things that can be added to the agenda for cleanup weekend are the pine needles/sticks removed and assess what needs to be painted. The merry go round and swing structure will likely need painting. Horses- Phil and Michele Murphy will work on getting them painted. They may need to be sandblasted or power washed first. Seesaws-were taken out and sent to welder to fix. **OPEN**
- c. Veteran's Park: Several new bricks will be added, and the mason has been contacted. Leaves and pine needles need to be cleaned up. **OPEN**
- d. Playfield grass cutting: Kelsey reached out to 10 landscaping companies for quotes. 3 responded that we are too far out of their service areas. No response from 4, 1 verbal quote for \$120, they will be emailing a quote, 1 written quote for \$300. Kelsey will verify companies that provide quotes have liability insurance. Discussion was had about posting a sign-up sheet of some sort at the bulletin board. **OPEN**
- e. Bike rack for the playground: A motion was made, seconded, and passed (9-0) to purchase a bike rack from America Recycle Plastics. It is 4ft long, will hold 8 bikes (4 on each side) and will be ordered in a "weathered wood" color. We will need to move it during the winter months so that the plow does not break it. Discussion was had about if the funds for the bike rack could come from the playground equipment budget. Bob G. said that this CD is up for renewal on April 12th and will be moved to a savings account. Bob G. will order the bike rack using our checking account. **OPEN**

5. Architectural/Building Updates - Wayne Power/Sherryl/Steve

Sherryl reported the following:

- a. Construction by Roberts and Agami is moving along. Fiumara seems to be at a standstill. **OPEN**
- b. Plans for the Torres garage on Mather were not legible and given back to homeowner to resubmit. **OPEN**

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

- a. No new business.

7. Review Phone log - Eileen

- a. 8 calls since March meeting. 3 hang ups. 1 Truck driver looking to know about bridge weight restrictions. 2 Potential buyers. 1 member regarding a missing canoe seat from a canoe that was left on boat rack during the winter. 1 mortgage company regarding dues. **CLOSED**

8. **Sub-committees:** *denotes sub-committee lead
Beach Erosion - *Bob Drohan, Phil Sheehan, Steve Gauthier
Bridge/Cover - *Bob Drohan, Steve Gauthier, Wayne Power
Bylaw - *Cindy Carpenter, Cheryl Gannon, Hallie Shefler, Marisa Bonanno
NH Fish & Game Liaison - *Jan Huddleston
Skype Board Meetings - *Cindy Carpenter, Cal Carpenter
10-year Improvement Plan - *Bob Greenberg, *Steve Gauthier

New Business:

Beach Police detail discussion: Sally doesn't think it sends a good message and is an unnecessary expense. Sally said we only locked gate due to an incident many years ago and that is why the gate was locked at night and believes the board at that time overreacted. Sally feels that as deeded members we all deserve access to the beach 24 hours a day. Eileen said several people see the police car and turn away. Sherryl said that members still have 24-hour access but need to park outside the gates. Phil mentioned a nurse at Memorial Hospital and comes to our beach with her friends. Phil suggested that we pay a "kid" to pick up sticks, rake beach and check beach passes, like an attendant. Kelsey suggested of hiring adults with disabilities per an article recently published in the Conway Daily Sun. Further discussion by board with regards to being under 18 and needing a 1099 and insurance, etc. Eileen said maybe we should survey the membership. Eileen said this could ultimately come down to a vote at the annual meeting.

Betty: Absent with notice. No new business.

Bob D.: No new business

Bob G.: Needs to email with Melissa at Debit One regarding categories for plowing and maintenance, which needs to be separated. Removed some liens, returns from Carroll County Registry of Deeds. 2 left to record.

Cindy: Was asked by Dick Lennon if the BoD could please send out an email to inform the membership that there will be a 30-minute ceremony at the Veteran's Park on March 30th at 11:30am. The BoD all agreed that this could go onto the association website calendar and posted on the bulletin board. There are 7 new bricks being placed for Veteran's. **OPEN**

Doug: Absent with notice. No new business.

Eileen: No new business.

Jacob: No new business.

Kelsey: No new business.

Phil: Would like to continue to be involved with the Veteran's Park alongside Dick Lennon. He will also help Eileen out with things for the beach. Sherryl also stated that the Veterans Park falls under the Parks & Recreation Committee, which Cindy is the chair.

Sally: Would like to see if we can come up with ways to help CS&B become a friendlier, more personal association. Wants us to set a lighter tone, not be sticklers about everything, everyone is so serious now, get back to a relaxing/fun/jovial place and we have so many signs and regulations. Suggests that we might consider instead of so many stop signs having signs that could say things like "Drive like your kids/grandchildren live here" or instead of mph signs that

11.5mph could be more eye catching. Suggested a Fun Raising committee to come up with ideas similar to the winter fishing derby. Kim Cullins volunteered.

Steve: Absent with notice. No New Business.

Sherryl: May 28th clean-up date and rain date May 29th 9am, meet at the beach shed. Will be followed by a hot dog lunch for volunteers. Thanked Betty for doing a nice job on the Spring newsletter. Betty's daughter recently passed away and the BoD sent a flowering plant to the Butler's for their loss.

Members in attendance:

In Person: Cal C., Cristin M., Jeff M., Kim C.

Skype: Eileen Lennon, Peter M., Andrea, Tom F.

Peter M.: Looking for stickers. Sherryl explained that Eileen would be distributing at the Annual Cleanup Day and that there would also be a hot dog lunch for all volunteers.

Jeff M.: Asked for bylaw clarification regarding two people on a deed serving on the board at the same time. Sherryl stated that if both members lived in the same home, only one can serve on the board and only one can vote. This was verified with both the previous and current association attorneys. Bob G. confirmed based on previous attorney discussions, stated that it didn't matter whose name came first on the deed. Sally stated she spoke to her own attorney who told her it was "ambiguous". Sherryl also stated there are some Bylaws that go against the Covenants attached to our deeds, thus a Bylaw subcommittee has been formed. Jeff also stated while his dog is friendly, he feels there should be no reason for someone to walk around with a hammer for protection. Sherryl informed Jeff that the board discussed the matter and would speak with the member. Sherryl also stated that antagonistic emails coming from a member won't be responded back to, and best to discuss in person.

Kim Cullins: Stated she thought it would be good to have an email sent to the membership regarding the interpretation of having two people on a deed.

Motion was made to adjourn, which was seconded & passed. Meeting adjourned at 12:11pm.

The next monthly Board of Directors meeting will be held on May 14, 2022, at the Tamworth Town House.

Respectfully submitted,

Kelsey Hitte
CS&B Secretary