



## CHOCORUA SKI & BEACH CLUB ASSOCIATION

May 13, 2023  
BoD Meeting Minutes  
Tamworth Town House

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

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

**ABSENT WITHOUT NOTICE:** Jake Paulsen

**CLOSED SESSION:** Meeting Started at: 9:02am

**OPEN SESSION:** Doors opened, and Skype started at approximately 9:48am

**Members in attendance:** Cal C., Dick L., Jan H., Sally D.

**Skype:** Ashley S.

**April 2023 Meeting Minutes:** After review and discussion, a motion was made by Bill to approve the minutes, which was seconded by Dave and passed **(11-0)**

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

**No:**

**Abstained:**

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

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

**No:**

**Abstained:**

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

- a. Calcium chloride-not before end of May. Truck issues. **OPEN**
- b. Speed bumps installation before annual clean up. **OPEN**
- c. Stop lines to be repainted on paved roads during annual clean up. **OPEN**

**2. Beach Updates - Eileen**

- a. Porta Potty delivered, 2<sup>nd</sup> one on July 1<sup>st</sup> **OPEN**
- b. Annual clean up discussion: Tdock boards needing replacement, must be sanded/stained, boat rack placement, drill holes & glue caps, safety lines installed, pond testing, assess picnic tables, step going into shed, etc. **OPEN**

**3. Firewise Updates - Bob G./Jake**

- a. No new forms received. Brief discussion about lockbox at bulletin board for forms to be returned to the board of directors. **OPEN**

4. **Parks & Recreation - Kelsey/Bill**
  - a. ALH Property Maintenance for ballfield grass cuts are same rate as 2022 at \$75 per cut. **CLOSED**
  - b. Annual clean up discussion: Mulch, install tennis court/pickle ball nets, replace fence post at tennis court, new basketball nets, assess picnic tables, etc. **OPEN**
  
5. **Architectural/Building Updates - Wayne Power/Sherryl**
  - a. No new updates.
  - b. The website was updated with new construction applications and architectural guidelines. **OPEN**
  
6. **Taxes/Audit/Non-Profit Updates - Bob G.**
  - a. No new updates.
  
7. **Review Phone log - Eileen**
  - a. 20 calls since the April meeting (dues, realtors, title companies, etc. **CLOSED**
  
8. **Sub-committees:** \*denotes sub-committee lead.  
Beach Erosion - \*Dave Hathaway, Eileen Lennon, Jeff Mann  
Bridge/Cover - \*Sherryl Hitte - Jan Huddleston  
NH Fish & Game Liaison - \*Jan Huddleston  
Skype Board Meetings - \*Cal Carpenter  
10-year Improvement Plan - \*Jor Molchan, Bob Greenberg, Jan Huddleston

**10-year improvement plan:**

Jor is looking into Google for a spreadsheet that can be shared by the committees to add to it as necessary.

**Bridge/Cover:**

Jan H. reorganizing binder. Still waiting on Jake regarding Severino. Making calls, sending emails to Bergeron and Reed & Reed.

Sherryl looking into staining the bridge cover. A member volunteered to refinish the bridge signage.

**Beach Erosion:**

The committee will take some pics and speak with John R. to get his perspective on what the alternatives are for terracing, etc.

**New Business:**

**Cindy-** No new business

**Kelsey-** Current signs that are at the beach regarding towing and how beach passes are required on vehicles. Discussion about how the association spends time and money to have beach passes and that there is no accountability for those who don't have a pass. Much discussion from the board and members in person/on Skype about how this can be enforced. Further discussion needed. **OPEN**

**Dave-** No new business

**Jeff-** Reached out for quotes from paving companies. **OPEN**

**Bill-** No new business

**Eileen-** No new business

**Jor-** No new business

**Sherryl-** Brief Annual Clean-up finalized, guest passes, car stickers, towing, etc. **CLOSED**

**Member Q&A:**

**Cal C.-** Recommended that we show a history of the association on our website and make some changes to the “home and about us” tabs. The board agreed. It would also be beneficial to realtors, interested buyers, etc. if we added the Bylaws, Restrictive Covenants & Architectural Building Guidelines to the “about us” page. Also add new pictures to the photo gallery for members. Cal will work on history and email it to Sherryl.

**Dick L.-** Dick is holding a service on the 29<sup>th</sup> at 11am. The Veterans Park bricks are in.

**Jan H.-** Inquired about calcium chloride date and can a member request none in front of their property. Sherryl stated members will have that some opportunity this year.

**Sally D.-** Inquired on 2022 Annual meeting minutes. Sherryl stated they were still in progress. Also explained that member names would not be listed with comments.

**Ashley S.-** Inquired about the board’s decision with her holding a large social event (wedding for her brother) on CS&B community property. It was explained to Ashley that the board discussed, and unfortunately, approving such an event would violate Article 3 Section 7. The Board also finds that such an event would likely violate Article 7 Section 2. The board is also concerned about group liability for CS&B as well as the community access to CS&B amenities during such a large scale, private event. Blocking or preventing members’ access to community spaces for private events would necessitate board action. CS&B rules do not preclude holding private events on individually held property, with Article 7 Section 2 still applying of course. The board does not feel we have the authority to approve or give blessing to this event; however, we do wish Ashley and her brother well in finding an alternative location. The bylaws don't allow the board the authority to waive rules for members or events. This notification from the board was not received well. A follow up email from the board will be sent to Ashley.

Meeting adjourned at 11:25am.

The next meeting will be held on June 10, 2023, at Tamworth Town Hall.

Respectfully submitted,

Kelsey Hitte  
Secretary