



## CHOCORUA SKI & BEACH CLUB ASSOCIATION

May 14, 2022 BoD Meeting Minutes

Tamworth Town House

**PRESENT:** Sherryl Hitte, President, Steve Gauthier, Vice President, Bob Greenberg, Treasurer, Cindy Carpenter, Doug Demars, Eileen Lennon, Philip Sheehan, Sally DeGroot

**ABSENT WITH NOTICE:** Kelsey Hitte, Secretary, Jacob Paulsen on the phone. Betty Butler, Bob Drohan.

**CLOSED SESSION:** Privileged & Confidential matters - Meeting Started at: 9:06am

**OPEN SESSION:** Doors opened, and Skype started at approximately 10:49am to members.

**April 2022 Meeting Minutes:** After review and discussion, a motion was made to approve the minutes, which was seconded and passed **(11-0)** Jacob was not available on Skype to vote.

**April 2022 Treasurer's Reports:** After review and discussion, a motion was made to approve, which was seconded and passed. **(9-2)** (Sally & Phil) Jacob was not available on Skype to vote.

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

- a. Sherryl reported that someone came out to look at the bridge. This is in addition to the quote Bob D. got last month. Steve-sent notes to Sherryl and Bob D. Steve talked to John Roberts who pointed him in the direction of Bruce Knox. We need to decide on who to hire. Phil-suggests that we include this in our budget each year. Bob G.-Thinks the sooner the better since we have the funds available right now in the roads savings account. Sherryl- mentioned asking the original contractor, Coleman, to get the documentation and see what they would charge to do the seal. Cindy- if we can get everything in writing it can be passed on to future board members so that the same info doesn't need to be looked into all over again. Steve-to look in to finding someone to do the seal. **OPEN**
- b. Calcium chloride- Hopefully applied by the end of May, first week of June. John Roberts will be grading roads before application. Speed bumps will be put out once applied. Sally-mentioned about a well on Mason that is close to the road and the owner not wanting it applied. Sherryl-stated that members will have the opportunity to email if they do not want it applied in front of their home near their well. Phil-the calcium chloride won't go down more than 7-10 feet. The truck can lift and bypass the house. Sherryl-stated that two members who live across from each other, one wants, and one doesn't. Asked for suggestions on what to do/say to these members? The email to be sent out will include documentation about calcium chloride. Further discussion needed. **OPEN**

### 2. Beach Updates - Eileen/Phil/Sally

- a. Porta Potty- One unit will be put in on 6/1/22 thru 9/6/22. Includes pumping/cleaning service 1x per week. Phil-suggests that next year we order in time to have for the Annual clean up. A second porta potty will be installed for 7/1/22 thru 8/31/22. Total price approximately \$650. **OPEN**

- b. Unclaimed boats in overflow area to be delivered to Tamworth Recreation Dept. **OPEN**
  - c. Pontoon completion/pickup from GoshAuge prior to Annual clean up. **OPEN**
  - d. Police detail discussion: Sherryl is still waiting on confirmation of Police details. We must wait until 30 days prior because of their schedules. Biggest weekend is 4<sup>th</sup> of July. Volunteers needed to check beach passes on July 3<sup>rd</sup> and 4<sup>th</sup>. **OPEN**
  - e. Beach erosion: Nate was going to send his research but hasn't. Sherryl-asked Phil to please reach out to Bob D. to help figure out. **OPEN**
  - f. Terracing the lower area below the stairs. Bob D. concerned about trip hazards. Twelve-foot drop from the bottom of the steps to the water. **OPEN**
3. **Firewise Updates - Bob G.**
- a. Bob's letter to the members about Firewise forms has only received one response. This person has a considerable amount, and we are looking better this year to reach our goal. A couple of other members completed forms for recent tree removal. **OPEN**
  - b. Annual clean up- Firewise materials will be available. Remind members to do online Fire Permits. **OPEN**
4. **Parks & Recreation - Cindy/Kelsey**
- a. Tennis Court: there are a lot of large cracks. Waiting on a return email as to what type of paint to use. Wood chips have all been spread. One picnic table needs to be repaired. We have paint/stain that could be used for the picnic tables that was previously used on the T-dock. Weeds around the tennis court can be pulled and the area sprayed with Cindy's homemade all-natural weed killer. **OPEN**
  - b. Playground: Merry go round, swing structure and picnic table need painting. **OPEN**  
Horses- Phil & Michele Murphy will work on getting them painted and replacing any nuts & bolts if needed. Sherryl reminded that we have an account with Aubuchon Hardware. Phil hopes to have them in for the Annual clean up. **OPEN**  
Tether ball: currently has a used ball. If we need to replace there are backups in the shed. Seesaws-should be done in next two weeks and be set in place. **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. Basketball court: Needs to be swept/perimeter raked. Backboards/uprights need to be painted. **OPEN**
  - e. Playfield grass cutting: Kelsey reached out to 10 landscaping companies for quotes. 1 verbal quote for \$120, they said they will be emailing a quote. 1 written quote for \$300, and a new written quote for \$75 per cut. Discussion was had about contacting the company that provided the \$75 quote to see when they can start, as no member stepped up to volunteer for any part of the season. **OPEN**
  - f. Front entrance: Flowers at the entrance were donated/planted by the Winslow's. Eileen is splitting Hosta and has four buckets to plant them in. Cindy feels we should replace barrels and get plastic barrels for 2023. **OPEN**
5. **Architectural/Building Updates - Wayne Power/Sherryl/Steve**  
Sherryl reported the following:
- a. Construction on three homes are moving along. **OPEN**
  - b. Plans for a garage on Mather were not legible and given back to homeowner to resubmit. **OPEN**

- c. Wayne is updating the Architectural Review Guidelines and will send to Sherryl and Steve when complete. Jacob-question regarding the \$500 deposit and where it is held. Sherryl- explained that it is held in a noninterest bearing account until construction is completed, and if no damage to association roads, etc. it is returned. **OPEN**
- 6. **Taxes/Audit/Non-Profit Updates - Bob G.**
    - a. No new business. **CLOSED**
  - 7. **Review Phone log - Eileen**
    - a. 20 calls since April meeting. 4 hang ups, 1 robo call, 3 boat racks, 1 to donate a flag, 1 title company, 1 new owner, 1 building permit, 6 properties, 1 missing canoe seat found, 1 person speaking Spanish. **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:**

**Betty:** No new business.

**Bob D.:** No new business.

**Bob G.:** Discussion regarding the ordering of the new bike rack for the playground. Getting ahold of the company has been difficult. Price is roughly \$399, but shipping is an additional \$336. Are there any other recyclable plastic manufacturers or do we go with a regular type? Cindy-could we build one ourselves? Sally-looked them up on Facebook marketplace. Further research will need to be done. **OPEN**

**Cindy:** Would like to make the playfield & tennis court more appealing. She has a 7-section split rail fence and posts that were donated to the association that we could put up. Because they are stained a dark brown, they don't go with the Veterans Park, but might look nice by the playfield. **OPEN**

**Doug:** No new business.

**Eileen:** Asked if anyone on the board needs a key to the beach shed. Doug, Kelsey, Phil, and Sally need keys. **OPEN**

**Jacob:** No new business.

**Kelsey:** No new business.

**Phil:** Asked about the cones used in the road on Trask. You can't see them until you are practically on top of them. Sally-doesn't have a problem with cones as long as it is safe. Doug-they are unsafe where they are. Sherryl- only one vehicle can go at a time. They need to be moved further up the hill and allow two cars to pass. Eileen-asked about a stop sign. Sherryl-not the right placement for a stop sign. Further discussion needed on how we can address this with the member who puts them out. **OPEN**

**Sally:** No new business.

**Steve:** No new business.

**Sherryl:** No new business, however, another matter to be discussed at June closed session that we weren't able to discuss today.

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

**Skype:** Kelsey Hitte, Jacob Paulsen-intermittently, Mike R.

Motion was made to adjourn, which was seconded & passed. Meeting adjourned at 12:14pm.

The next monthly Board of Directors meeting will be held on June 11, 2022, at the Tamworth Town House.

Respectfully submitted,

Kelsey Hitte  
CS&B Secretary