



CHOCORUA SKI & BEACH CLUB ASSOCIATION

June 10, 2023

Board of Directors Meeting Minutes Tamworth Town House

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

ABSENT WITH NOTICE: Betty Butler

ABSENT WITHOUT NOTICE: Jake Paulsen

CLOSED SESSION: Meeting Started at: 9:02am

Sherryl made a motion at the end of closed session to bring Jan Huddleston (Chair) in to discuss bridge out of the regular order of the open session, which was seconded by Cindy and passed **(8-0)**

Jan reported briefly on the following:

Binder organization became an investigation. Jan found that the 1965 bridge abutment we didn't own. Coleman poured original concrete but purged their records. A dam was created illegally without permit. Letter sent to members that a new bridge was needed. Concerns about the bridge deck failing, etc. Found info that the CS&B attorneys at the time discussed hiring Tewksbury Engineering Consultants, also mentions of Atlantic Testing Co. New bridge built. Many other names regarding the bridge repairs thru the years such as Quint, Cribbie, Knox, etc. Many years later after new bridge was built there was new discussion regarding unsafe abutments, underseat/apron, load testing, beams needed if bridge wasn't going to be replaced, etc. The last full bridge inspection was in 2011 done by Bergeron. It was recommended by them that the bridge be inspected regularly. Today the board agreed to have Jan contact Bergeron and Horizon to discuss new bridge inspection to be done as soon as possible. There is no reason to wait any longer. She will get the quote(s), etc. The board should also consider looking into possible grants for nonprofits, including the Tamworth Foundation to see if anything is available to help offset the cost of inspections and/or repairs as needed.

OPEN SESSION: Started at approximately 10:06am

Members in attendance: Cal C., Dick L. and Jan H.

Skype: None attended

May 2023 Meeting Minutes: After review and discussion, a motion was made by Dave to approve the minutes, which was seconded by Bill and passed **(8-0)**

Yes: Bill, Cindy, Dave, Eileen, Jeff, Jor, Kelsey and Sherryl

No:

Abstained: Betty, Bob D. and Bob D. were absent at May meeting, thus could not vote

Did not vote: Jake

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

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

No:

Abstained:

Did not vote: Jake

1. Roads Update - Bob D./Jeff

- a. Bob reported Calcium chloride contracted with G.W. Brooks to be done in the coming week. **OPEN**
- b. Bob reported he is in negotiations for roads contract. **OPEN**
- c. Speed bumps placements are off in some areas. Sherryl is creating spreadsheet for proper future placement to discuss with board. **OPEN**
- d. Jeff received 3 quotes for paved road repairs for safety and bussing. GMI has best presentation to run from \$60-\$120K. This will require a one-time special assessment. **OPEN**

2. Beach Updates - Eileen/Jor

- a. Items still needed-Pontoon raft anchor lost & needs to be fixed; Overlook step needs to be replaced; Ruts in boat area needs more fill from back 44; Shed step needs repair. **OPEN**
- b. Safety issue from stairs down to beach. Discussion with John Roberts regarding terracing. **OPEN**

3. Firewise Updates - Jake/Bob G.

- a. Bob reported four new forms received. Still waiting on Jake to look into lockbox for bulletin board. **OPEN**

4. Parks & Recreation - Kelsey/Bill

- a. Basketball court posts need repainting. **OPEN**
- b. New picnic table replacement discussion for Tennis/Pickleball court, Basketball court and playground. **OPEN**

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

- a. No new updates.

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

- a. No new updates.

7. Review Phone log - Eileen

- a. 16 calls since the May meeting (dues, stickers, realtors, sellers, title companies, hangups, etc. **CLOSED**

8. Sub-committees: *denotes sub-committee lead.

Beach Erosion - *Dave Hathaway, Eileen Lennon, Jeff Mann

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:

Bob D. - No new business

Bob G. - Questioned us putting something out to the membership regarding the Irving Energy discount program or any other energy program. The board agreed that we could maybe add to a newsletter, but CS&B should not be promoting.

Bill - Needs guidance as to whether or not he can install a fenced in kennel for his dogs. He has had other unleashed dogs come onto the property, which creates a problem when his are on a long leash. Wants to be sure this doesn't fall under the temporary structure rules not being allowed. If it does, then he will sink & cement the poles and put a metal roof on it. All board members present agreed that a dog kennel is not considered a temporary structure, but he should consider roofing that is not a tarp.

Cindy - Curious if anyone can confirm golf cart parade sponsored by Jen Learned, as it seemed unclear.

Dave - No new business

Eileen - No new business

Jeff - No new business

Jor - No new business

Kelsey - No new business

Sherryl - No new business. Thanked everyone for attending.

Member Q&A: none

Meeting adjourned at 12:15pm.

The next meeting will be held on July 8, 2023, at Runnells Hall.

Respectfully submitted,

Kelsey Hitte
Secretary