



CHOCORUA SKI & BEACH CLUB ASSOCIATION

June 11, 2022 BoD Meeting Minutes

Tamworth Town House

PRESENT: Sherryl Hitte, President, Steve Gauthier, Vice President, Bob Greenberg, Treasurer, Kelsey Hitte, Secretary, Betty Butler, Cindy Carpenter, Eileen Lennon, and Sally DeGroot

ABSENT WITH NOTICE: Bob Drohan on the phone until 10:55am. Doug Demars, Jacob Paulsen, Philip Sheehan.

CLOSED SESSION: Privileged & Confidential matters - Meeting Started at: 9:04am

OPEN SESSION: Doors opened and skype started at approximately 10:55am to members.

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

May 2022 Treasurer's Reports: After review and discussion, a motion was made to approve, which was seconded and passed. **(8-1)** Sally DeGroot voted no.

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

- a. Looking to have the bridge sealed. The info is being sent to Bob D. Sherryl will discuss further with Bob D. if Coleman has any of the back info and how much they would charge for the seal. Steve will also be reaching out to the town about the bridge. **OPEN**
- b. Calcium Chloride: A handful of people said no. Bob D. has the list. Still waiting for the railcar to be offloaded. Bob D. will be in contact with Bruce hopefully tomorrow. Eileen- calcium chloride is often found in water bottles. 3 water bottles at our table had calcium chloride as first ingredient. There was an issue with false information circulating on social media in 2019. Sally- a few people have concerns about wells. **OPEN**
- c. 3rd egress: **OPEN**

2. Beach Updates - Eileen/Phil/Sally

- a. Porta Potty: 1 unit was put into place. Eileen-spoke with the man who dropped it off. He will be the person who cleans it. It was cleaned last Tuesday. July 1st the second one will be delivered and placed near the bike rack. Tentative dates are still 6/1/22-9/6/22 and 7/1/22-8/31/22. **OPEN**
- b. Beach erosion: We have someone coming down to the beach after each rainstorm to fill in the gullies from the water. Not as bad as we thought it would be with all the recent rain. The pine needles are ok, but next year no leaves because they get slippery. Eileen-the trough at the overlook worked well. Suggest to Roberts brothers to compare and possibly integrate onto the long slope. Terracing needed. **OPEN**

- c. Police detail: Sherryl is still waiting on confirmation of Police details. We should have an answer this week about their availability. Biggest weekend is still 4th of July. Volunteers are needed to check beach passes on July 3rd and 4th if not. **OPEN**
 - d. Boat Racks: Sally and Jeannie Learned organized the placement of them. One rack was tippy. They come with extended legs to make it more level. Eileen adjusted. **OPEN**
3. **Firewise Updates - Bob G.**
 - a. 3 more forms were received from people having trees taken down. Sherryl-recommended asking Gary Viera. **OPEN**
4. **Parks & Recreation - Cindy/Kelsey**
 - a. Playfield grass cutting: Kelsey-ALH Property Maintenance has mowed one time, \$75 and is available on an as needed basis. There have been no member volunteers. Bob G. has mailed check. **OPEN**
 - b. Tennis Court: The cracks on the court have been filled. They need to be lightly sanded and lines repainted with the special green paint. **OPEN**
Picnic table: Russell H. will finish trying to repair it over the weekend. The table is not in great condition, but this should get us through another year. We will need to scrape and then paint it. The other picnic table is in place and the umbrella is up. **OPEN**
Split rail fence: Being stored on a trailer. We would like to use it to make a distinction between the woods and the tennis court area. Eileen- there are some extra posts in the shed too. **OPEN**
 - c. Playground: Bike rack- On hold due to the price of shipping. Sherryl-asked everyone present if they know of any local people as we haven't had any luck. Victor D.- The bike rack that he helped install years ago at the beach was ordered online. Jan H.-Suggested we see if there is a way to order online and then pick it up. Cindy- will continue to research. **OPEN**
Painting: Kelsey finished painting the Merry go round. The swing structure and picnic table still need painting. **OPEN**
5. **Architectural/Building Updates - Wayne Power/Sherryl/Steve**

Sherryl reported the following:

 - a. Architectural review guidelines were updated by Wayne Power. He went through all existing international codes book as well as terminology updates. Wayne sent them to Sherryl and Steve who then sent to the attorney to review for any revisions. Board discussed and some revisions were then had. **OPEN**
 - b. Construction: Roberts, Agami, and Fiumara are moving along. **OPEN**
Possible new garage going in at Viera. **OPEN**
6. **Taxes/Audit/Non-Profit Updates - Bob G.**
 - a. No new business. **CLOSED**
7. **Review Phone log - Eileen**
 - a. 13 calls since May meeting. 6 hang ups, 2 regarding building sheds, 3 regarding boat racks, 2 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:

Betty: Betty made a motion that we include the names of each board member and how they voted on issues requiring a vote by the Board of Directors in the Meeting minutes, and that board members not abstain unless they are personally involved/affected by the vote. The motion was seconded and passed (8-0). Also inquired if we are doing the ice cream sundae day. The Board agreed that we vote at the annual meeting to approve to add this to the refreshment budget line.

OPEN

Bob D.: No new business.

Bob G.: No new business.

Cindy: Summer newsletter to include asking for perennials at tennis court.

Eileen: We could use volunteers to open and close the beach gates. Maybe we could put this into the newsletter. **OPEN**

Kelsey: Won't be at the July meeting. Asked if anyone would be willing to do the meeting minutes. Betty volunteered. **OPEN**

Sally: Discussed previously with Cindy that to keep with board transparency, that she would like to see all letters/emails from the association attorney be available to all board members. She understands that there is a contact point person but wants to see all bills and correspondence. Jan H. said that transparency is good for the board and that we sign confidentiality so that it stays within the board. Betty said yes, confidentiality is so important and that she doesn't talk to anyone not even her husband. There is a lot of mis information and misconstrued information going on that we've never had in 19 years. Sally-Victor D. is here to talk about this. Members have a right to information. There is a law that information needs to be given within so many days of a request. Jan H.-This is the "right to know law." Sally-we should not have a list of shame for who has and hasn't paid dues. Betty-it is public knowledge. Eileen-anyone can look up liens, they are public. Steve-Things have leaked from the board a lot. But you are entitled to view correspondence once you are on the board. There have been derogatory things posted on the Concerned Citizens of Ski & Beach Facebook page. Sally-Said she doesn't see any derogatory things posted. Sally then made a motion for all board members to be kept apprised of all correspondence with association attorney upon subject to appropriate execution of the Code of Conduct, confidentiality agreement. Steve-Seconded the motion. Steve indicated he would go back to the attorney so that a confidentiality agreement could be drafted. All BoD members in attendance agreed. (8-0)

Steve: No new business.

Sherryl: Asked if we think we should send letter to members on Trask about the cones in the road. Steve- We could say something to clarify that members can't just do what they want in the street. Jan. H.- Maybe we can send to all members. Sherryl suggested calling/email various delivery companies to discuss speeding to endanger, going over our posted speed limit signs, etc. Sherryl mentioned that there was posting for Yard Sales. Discussion had about the concern over people coming off Route 16 coming in the neighborhood which causes more traffic and safety concerns. Not to promote outside of CS&B, only internally. Cal C. mentioned to vote on at

annual meeting. Has 2 items for closed session since last month that we were unable to get to again today. Hope to bring up at July board meeting. **OPEN**

Members in attendance: Cal C., Jan H. Victor D.

Skype: Mr. & Mrs. Reynolds

Victor D.: Wanted to know what was going on with Doug Demars. Why the board voted collectively not to dismiss him. Why an email wasn't sent out to the membership about the incident. Raised his voice saying his son got maced and kicked. And also said that Bob G. called the police on me at an annual meeting before. That Doug is a menace and is making our neighborhood unsafe. Did we ask him to resign? Does Zachary have to charge him with assault? Doug willfully called his son back out and maced him. Sherryl asked Victor to "please relax and lower your voice." Victor said Doug cursed at his son. That Doug stepped a foot onto his property. Sherryl stated, "that is your opinion." Sally stated, "Zachary is at a crossroads because we have received instructions by Nate Johnson and our attorney to report to this to the Tamworth Police Department." That "Doug could be charged with a felony." That Zachary would probably only get a \$250 fine like a speeding ticket. To think about Doug's exposure. That "he could lose his job, and even his pension." And that the hospital wouldn't approve. Jan H. stated, "he won't lose his job" and Sally stated, "we'll see about that." Sherryl said that the board shouldn't be involved anymore, that we aren't here to judge, but instead to vote if Doug violated the BoD Code of Conduct. Victor said his son walked away. Sherryl said to Victor that "this all started when Doug was jogging down the road, minding his own business, and saw the dog coming out at him and yelled to the owner to "call your dog, call your dog", and then maced the dog. At no time did Zachary call his dog, but instead proceeded to yell at Doug that "my dog doesn't bite and why the f did you mace my dog?" Victor raised his voice again and said that Doug's language was unbelievable. That he understands about the macing of the dog and then asked if we interviewed Doug. Sherryl asked Victor again to lower his voice. Sherryl said that this is now a personal problem between Zachary and Doug and that "Sally had made a motion for us to vote to decide whether Doug violated Section 9 of the Code of Conduct. After all board members viewed the videos, it was determined that Doug did not violate." Sally then said that the board was condoning Doug's behavior. Jan H. stated to Victor and Sally, "you are asking the board to be a judge." Sally said that you are putting Zachary in a position to pursue charges against Doug if the BoD doesn't do something which could mean a felony charge and he'd end up losing his job etc. Cindy said, "your innocent until proven guilty." Sally said, "that I'm trying to get you to see the whole picture." Eileen said, "so what you are saying is that you are blackmailing us." Sally said no. Eileen, Cindy and Kelsey all said to Sally that she was threatening/blackmailing the board if we don't vote for Doug's resignation. Jan H. said to Sally that she was in fact threatening the board. Sally said that Doug is not the 1st person on the BoD attacking members. That she's seen BoD members "showing their muscles to the members over and over" That she mentioned it at a previous annual meeting, and it is still happening. That it would be up to Zachary to make the decision to bring charges against Doug. Jan H. said that members are threatening members and decisions were made by both Zachary and Doug. Sally said that the police were called and then called off after Doug came to the house to apologize about 10 minutes after the incident, but that Doug had "given a different description." And that she and Victor had not seen the videos until after the police were called off and after Doug left from apologizing. That Zachary is upset that he never heard anything from the board. Sherryl discussed the date of the incident, 4/22, the date of Zachary's letter 5/10, the date that Sally provided the board with a copy of the letter 5/13, board discussion at May meeting on 5/14, date of email to Zachary 5/18, and Zachary's posting of misinformation on social media stating the board never reached out to him 5/25. Sherryl stated that "yes, we could have sent a follow up

email to Zach after the vote.” Sherryl stated, “anything else is between the two families and this discussion has now ended.” Victor apologized for his loud voice, said he thinks we made the wrong decision and is sorry that we don’t agree. Jan H. said that this whole situation should be considered confidential and should have been during closed session.

Motion was made to adjourn, which was seconded & passed. Meeting adjourned at 1:16pm.

The next monthly Board of Directors meeting will be held on July 9, 2022, at Runnels Hall, Tamworth.

Respectfully submitted,

Kelsey Hitte
CS&B Secretary