



CHOCORUA SKI & BEACH CLUB ASSOCIATION

August 13, 2022 BoD Meeting Minutes

Runnells Hall

PRESENT: Sherryl Hitte, President, Cindy Carpenter, Dave Hathaway, Eileen Lennon, Jacob Paulsen, Philip Sheehan, and Sally DeGroot.

ABSENT WITH NOTICE: Steve Gauthier, Vice President. *On the phone:* Bob Greenberg, Treasurer, Kelsey Hitte, Secretary, Betty Butler, and Bob Drohan.

CLOSED SESSION: Meeting Started at: 9:02am

OPEN SESSION: Doors opened and skype started at approximately 10:29am

Members in attendance: Bill B., Cal C., Carole D., David P., Dick L., Jeff M., Kim C., and Russell H.

Skype: Bob Greenberg, Treasurer, Ashley S., Cheryl G., and Mike R.

July 2022 Meeting Minutes: After review and discussion, a motion was made to approve the minutes, which was seconded and passed **(10-0)**

Yes: Betty, Bob. D., Bob G., Cindy, Eileen, Jake, Kelsey, Phil, Sally, Sherryl

No:

Abstained: Dave

July 2022 Treasurer's Reports: After review and discussion, a motion was made to approve, which was seconded and passed. **(9-1)**

Yes: Betty, Bob. D., Bob G., Cindy, Eileen, Jake, Kelsey, Phil, Sherryl

No: Sally

Abstained: Dave

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

- a. Asphalt: on the hill entering neighborhood is a "gray area." It is starting to "spider." We own the hill, but the town plows it for school bus safety. Need further discussion about possibly re-surfacing it and on how we handle this as to not upset the town. Sherryl: Rich Roberts' crew has patched some areas. Dave: Offered to reach out to Rich to see if he can grind and resurface hill. **OPEN**
- b. Culverts: Discussion on cleaning them out before winter. **OPEN**

2. **Beach Updates - Eileen**

- a. Beach erosion: Discussion had, and further discussion needed, about the cost and continued maintenance of redirecting the water and the terracing. We have a member that has voluntarily gone down to the beach after each rainstorm to fill in the gullies from the water. **OPEN**
- b. Rafts: Several men on one of the rafts 2 weeks ago broke the bottom step of the ladder off which fell to the bottom of the pond. It was removed, sent to be repaired and back in the water on Aug. 5th. **CLOSED**

- c. Moores Pond Estates: A feisty group of children told Eileen they come here all the time, asked if she owned the beach, and that they didn't see any signs posted. A new CS&B private property sign has been installed. A notice was sent to the Moores Pond Association, and they sent an email to their community members. **CLOSED**
3. **Firewise Updates - Bob G./Jacob**
 - a. 1 more form was received. **CLOSED**
 4. **Parks & Recreation - Cindy/Kelsey**
 - a. Tennis Court: All set until end of fall. **CLOSED**
 - b. Playground: Discussion about placement of bike rack and shipping cost now. Bike rack still on hold. **OPEN (see new business for further discussion)**
 - c. Playfield grass cutting: To be cut on or around the end of month, before Labor Day weekend. **OPEN**
 5. **Architectural/Building Updates - Wayne Power/Sherryl/Steve**
Sherryl reported the following:
 - a. Construction: Roberts, Agami, Fiumara, Viera and Gannon. Riley new construction but no application or check yet. **OPEN**
 6. **Taxes/Audit/Non-Profit Updates - Bob G.**
 - a. Audit is typically done in October, after the close of year on September 30th. **OPEN**
 7. **Review Phone log - Eileen**
 - a. 15 calls since July meeting. Title company, stickers. **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 - Members present:

Ashley: NH regulations show golf cart drivers must be 13 years or older. Opening of the beach gate to allow access for golf cart or wheelchair to bring disabled person(s) to the beach. Sherryl reminded no gas-powered vehicle is allowed on beach. Lockbox at tennis court and ballfield to be accessible to members for Labor Day activities she has planned. Recommends a beach committee to help clean up duck, geese, and dog fecal matter. Eileen stated she goes out each morning to do a cleanup and she put up the pie plates to help deter.

Cheryl: Wanted clarification of helmets being used by kids on golf carts. CS&B cannot enforce. NH Fish & Game states that Child under 16 should have helmets on.

Jeff: Ask Scrub Oaks if they have a camera to find culprits going over the RR Tracks. We need to update our Golf cart regs from 2009 on our website regarding eye & helmet protection.

Mike: Golf carts minimum is 12 and under needs an adult, but he sees eight-year-olds driving without an adult. He stated he believes he has the right to have answers to all his questions and the board is refusing. Sherryl stated that she gave him an answer to everything and provided the

opportunity for him to view attorney correspondence in person. Mike wants the Parliamentary contact information that we spoke to. Sherryl stated to Mike that he specifically asked for correspondence and all we had was a verbal conversation over the phone. Mike wants to know if the board voted to or not to approve the email sent to the membership on August 2nd by the President. Betty stated that the board does not need to approve communications directly from the President.

Russell: We should put a sign at edge of Back forty-four property at RR Tracks to say CS&B property ends here. Motorized vehicles only permitted in winter when snowmobile trails are open.

New Business - Board Members

Betty: Discussion about the annual meeting luncheon. Cold cut platters, meatballs, chips, water bottles. Coffee cakes & coffee in am.

Bob D.: No new business.

Bob G.: Dug outs/clean outs are kind of deep. We have ribbons in the trees to point them out. Can we be held liable if someone goes into one? Sherryl- suggested stakes in the ground to be visible. Dave-torrential downpours lately have made them worse. Sally-concerned about kids on golf carts/go karts. Kim C.-suggested reflectors for at night. Dave-we could see if John Roberts has any plans for them first. Bob D.-will discuss with John to make assessments.

Cindy: No new business.

Eileen: Concerned about emergency exits. If we lost our bridge during the winter and we could not get out of the association. Discussed plowing access road for emergencies. Phil-doesn't think we'll ever lose the bridge. Dave-we can always walk out if necessary.

Jacob: Suggested Bylaw email blast sent to membership. Discussion about the lockbox at the tennis court and asked that all board members know the code.

Phil: A member asked why one board member from each street isn't elected. Should regulate STR. Told Eileen the beach looks awesome.

Kelsey: No new business.

Sally: Suggests we have an annual meeting and then send out ballots by mail for all to vote absentee. Sherryl suggested she makes a motion under new business at this upcoming annual meeting.

Sherryl: Asked if anyone knows a person or place to get the playground bike rack. Sally stated Victor had seen some on Amazon. Cindy-we were looking into treks so that it would be maintenance free. Bob G.- Amazon has free shipping; however, due to the size it is shipped in a crate, is roughly \$340 and needs to be assembled. Motion made by Jake to purchase. Dave seconded motion and both agreed to help assemble it. **Yes Votes:** Betty, Bob. D., Bob G., Cindy, Dave, Eileen, Jake, Kelsey, Phil, Sally, and Sherryl **(11-0)**

Closed Session was called by Sherryl and resumed at 12:05pm.

Motion was made to adjourn, which was seconded & passed. Meeting adjourned at 12:17pm.

Next meeting is the Annual Membership Meeting to be held on September 17, 2022, at Runnells Hall.

Respectfully submitted,
Kelsey Hitte
CS&B Secretary