



CHOCORUA SKI & BEACH CLUB ASSOCIATION

October 13, 2023 Board of Directors Meeting Minutes Tamworth Town House

Present: Sherryl Hitte, President, Dave Hathaway, Vice President, Eileen Lennon, Treasurer, Jor Molchan, Secretary, Bill Bradley, Cindy Carpenter, Kelsey Hitte and Marisa Corvese

On Skype: Bob Greenberg, Cristin McGrath

Absent with notice: Jake Paulsen, Jeff Mann

Closed session started at 9:02am
Session closed at 10:14am

Open Session started at 10:17am

Members in attendance or on Skype: Cal C., Jan H., Paula M., Ray W.

August 2023 Meeting Minutes:

Discussion: minutes amended to reflect correct surname of Cindy Balcius

Motion to approve by Cindy Carpenter and seconded by Bill Bradley

Yes: 10-0

No: none

Abstained: none

Did not vote: Jake and Jeff (not in attendance)

August 2023 Treasurer's report:

Discussion: none, changes that were not completed in time to be completed on the distributed report - CD's matured and cash is now held in demand accounts. Demand accounts have been preferred so that funds were available without penalty or fee. Discussion of laddering CD's was held however Northway bank CD rates are quite low.

Motion to approve by Cindy and seconded by Bill Bradley

Yes: 10-0

No: none

Abstained: none

Did not vote: Jake and Jeff (not in attendance)

Committee Updates:

1. **Roads Updates:** Jeff Mann/Dave Hathaway
 - a. speed bumps removed, roadside brush cutting was done, drainage ditches were cleaned up, roads will be graded before winter.
2. **Beach Updates:** Bill Bradley/Cristin McGrath (Eileen/Jor)
 - a. T-dock was not removed by Columbus Day as promised by a CS&B member. The member replied that the docks will be taken in by Halloween. Board has decided this is too late, particularly with risk that the date might slip due to weather or an unanticipated challenge. Bill B., Cal C., Dick L., Eileen L., Jor M., Mike C., Russ H. and Vin A. remove them today.

- b. Winter prep to be done; turn tables up to reduce snow accumulation. Eileen to lead T-dock team.
 - c. Kelsey painted the sign on the left going down the beach stairs.
 - d. Thanked to Kelsey for arranging the paint party on the beach for painting the picnic tables.
3. **Firewise Updates:** Jake Paulsen/Bob Greenberg - Bob reported no updates. We are Firewise certified until at least next summer.
4. **Parks and Recreation:** Kelsey Hitte/Marisa Corvese - Winter prep to be done; turn tables up to reduce snow accumulation.
- a. Suggest some attention to tennis courts going forward. Small clean-up of embankment, foster existing trees and perhaps planting a few new ones each season at minor cost. Board has sought donations in the recent past of plants for this purpose as budget was not allocated for it. It was suggested that CS&B might be able to get plantings from NH State Nursery at a substantially reduced price as compared to commercial sources.
 - b. Playground - Winter prep. Swings, horses, tetherball. When to winterize? Historically, it has been after October 12th.
 - c. Tennis courts - Winter prep - nets and umbrella to be removed soon. Sagging tennis court net, Vermont Tennis Company has not replied.
5. **Architectural/Building Updates:** Wayne Power/Dave Hathaway/Sherryl Hitte
- a. Herzog on Stevenson; permit has been issued.
 - b. Paulsen garage on Indian Trail; permit has been issued.
 - c. Fielding home on McGrew is almost weathertight.
6. **Taxes/Audit/Non-profit Updates:** Eileen Lennon/Bob Greenberg - no updates
7. **Review Phone Log:** Eileen - 25 calls reported
- a. 7 realty related - some who think we have a real estate office (wanted a tour, wanted to book a STR); 3 boat racks and stickers; 15 hang-ups
8. **Subcommittees:**
- a. Bridge - Sherryl H - bridge inspection contract signed and will be conducted in November.
 - b. Bylaws - Jor M - Bylaws committee first meeting is today. On Tuesday the meeting was moved to a fully remote meeting due to the consistent challenges with mixed remote and in-person participation in CS&B board meetings. Log-in info for the online meeting was shared on Tuesday.
 - c. 10-year plan - need a non-PDF copy of the annual budget
 - d. Beach Erosion - Cindy Balcius reviewed erosion
 - i. Beach erosion is a consistent and recurring problem on the approach to the beach from the lot. Stoney Ridge and Richard Bacon
 - ii. Detailed existing condition plan - plan for improvements - shoreland application for proposed improvements - \$5,800 including shoreline application. This cost is for a remediation plan. This does not include cost of making the improvements. Initial discussions with Stoney Ridge have been covered desire to maintain consistency with existing appearance and managing to appropriate costs.
 - iii. Funding - treasurer discussion, funds are available - Bob and Eileen will discuss how to allocate the cost to the correct budget lines.

Motion by Dave Hathaway to proceed with Stoney Ridge for the plan and shoreland application and seconded by Kelsey Hitte.

In favor: 10-0

Against: None

Abstain:

Did not vote: Jake and Jeff

New Business:

Kelsey - No new business

Cindy - No new business

Dave - No new business

Jor - No new business

Eileen - Town of Tamworth has a solar committee with regards to alternative power methods.

Open meeting October 17th at Brett School. The town is looking for land areas where they can put solar arrays where they are out of view. Eileen thought that the back forty could be a possibility and to present it to the membership. The town is only at the exploratory phase. The board discussed and thanked Eileen for the information. Making note that Town of Tamworth would be responsible for the needed research for any future consideration by CS&B. The town would be required to make a proposal for the CS&B community members to consider. Current Use of the back forty is a particular issue here that could result in an increase in taxes if it were not considered carefully. This is only an exploratory discussion; no commitments have been made or implied.

Marisa - Asked about mailboxes at the top of the road. Board explained that they have had this discussion repeatedly. A feasibility study was done in years past. Cost and location put a hold on it.

Bill B - No new business

Bob G - Insurance, possibility that we could get relief on payments for our Firewise status. Bob is still researching this.

Cristin - No new business

Sherryl - 2024 meetings are on the bulletin board, next board meeting is Nov. 18

Member Q&A:

Dick Lennon - Veterans Day Ceremony to be held on Saturday, November 11th at 11am at the Veterans Park.

The next board meeting will be held on November 18, 2023 at The Tamworth Townhouse at 9am.

Meeting Adjourned 11:29 am

Respectfully submitted,

Jor Molchan

Jor Molchan, Secretary
CS&B Club Association