



CHOCORUA SKI & BEACH CLUB ASSOCIATION

November 13, 2021, BoD Meeting Minutes

Tamworth Town House

PRESENT: Sherryl Hitte, President, Steve Gauthier, Vice President, Bob Greenberg, Treasurer, Kelsey Hitte, Secretary, Betty Butler, Cindy Carpenter, Donna Dudley, Eileen Lennon, Jeff Forsythe, and Nate Johnston

ABSENT WITH NOTICE, *but on speaker phone:* Bob Drohan until 11:06am. Also, Doug Demars absent due to work schedule.

BoD Executive Session (privileged & Confidential matters) 8:44am

OPEN SESSION: Doors opened at approximately 10am to members

October Meeting Minutes: After review and discussion, a motion was made to approve the minutes, which was seconded and passed (12-0). **CLOSED** (Doug approved by email)

October Treasurer's Reports: After review and discussion, a motion was made to approve, which was seconded and passed. (12-0). **CLOSED** (Doug approved by email)

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

- a. One quote has been received and we are still waiting on two more assessments and another quote. We are hoping to have these by the end of this month. Assess the bridge, one came to the site and one quote is very high. Donna asked if Bob D. met with Wayne to make assessment for bridge assess and cover. Bridge cover has deterioration and sides need to be fixed. **OPEN**
- b. Erosion issue. Still working with John to minimize concrete drains. Nate asked Bob D. if before the roads are blown off in preparation for grading, if the membership could be notified so they can plan for vehicles etc. Bob D. said he has asked the company to please let him know when this will be done so that an email could be sent out to the membership and that unfortunately this year it did not happen. Bob will follow up with them again next season to review what protocols we'd like to follow like was done when he reviewed the placement of the calcium chloride.
Sherryl asked if grading is still being done. Bob D. said that erosion issues are being fixed and re-cut. The last 6 years we have done a crown so that the water goes to the sides of the roads and if we go back to flat roads, we will likely have even more potholes. Further discussion on erosion issues on sides of some members driveways. Minimal water can be put into another cut out. Elevation issues and transit issues. **CLOSED for now**
- c. Extension of Remick and paper road, there is a telephone pole. According to registry of deeds and maps there is an extension of Remick and two lots are owned by one family which are by the easement with boulders. In order for the owners to access their property, a driveway would be needed off Remick. Paper

road needs to be cleared for third evacuation egress to approximately 10-12 ft wide like on Nickerson. This would not run along the railroad tracks. Not moving forward at this time. Still in discussion. **OPEN**

- d. Speed bumps put on skids, wrapped up and brought to John's warehouse for the season. Four homeowners have brought speedbumps to their property. We will need to put a letter in writing to them saying they are owned by the association and not to be stored on their properties. The speedbumps will be placed again in late spring 2022. Nate asked if he could reach out to those owners while he's working. Sherryl will give Nate the names of the owners in question. **OPEN**
2. **Beach Updates - Eileen/Nate**
 - a. The porta-potty was picked up last Thursday after four calls. **CLOSED**
 - b. Boat overflow-all boats off racks, racks tipped over to get water out of them, 40 new caps put on last Thursday. **CLOSED**
 - c. 4 owners have been contacted by email. **OPEN**
 - d. 1 red kayak with no sticker. **OPEN**
 - e. 2 unclaimed old canoes. Offer to Tamworth Req Dept. **OPEN**
 - f. 2 pontoons being repaired and are at the welders. **OPEN**
 3. **Firewise Updates - Bob G./Jeff**
 - a. We are Firewise certified. The Firewise form was sent in. We never heard from several people who said they would be giving forms. We were lucky to have gotten the money reported and still qualify. Anymore that we get will go into next year's funds. Sally DeGroot said they forgot but that she has a lot to offer towards this. The Burt's will also be asked. **OPEN**
 - b. Jason Noyes-done and the bill came in less than anticipated. Discussed that the quotes should be in the financials section-Bob is checking to see if it went into October and not November. **OPEN**
 4. **Parks & Recreation - Cindy/Kelsey**
 - a. Some of the mulch was spread at tennis court. There were tons of branches and sticks in the mulch that was dropped off at the tennis court. While appreciated, it was not what we were expecting and was difficult to spread. Will inquire with Fred Doane if he could spread. **CLOSED**
 - b. Tennis court cracks in the surface have been fixed previously. Cindy has the crack filler which is better to do when the weather is warm. Court will expand and make it tighter. The base under the court when originally built was not done properly. **OPEN**
 5. **Architectural/Building Updates - Wayne Powers/Sherryl**

Sherryl reported the following:

 - a. Agame poured their foundation. Fiumara on McGrew first floor and deck started. Bianco all done on outside, working on inside. **OPEN**
 6. **Taxes/Audit/Non-Profit Updates - Bob G.**
 - a. Audit completed at to Cook Memorial Library. The audit committee learned how we do things, and they offered some suggestions for the future. The audit committee signed off everything was fine. **OPEN**

- b. Taxes for year ending 2020 went to accountant who will let Bob G. know if he finds any problems since we had a newbie doing the QB. Will need to follow up by end of November. Nothing for nonprofits. **OPEN**
7. **Review Phone log - Eileen**
- a. 14 calls since October meeting. 1 call regarding dirt dumped in back forty four, 2 calls regarding dues, 1 call regarding a missing invoice, 1 call asking where to send check to, 1 call from a title company regarding the closing of a home, 1 call regarding a question about tree removal and if it is the homeowner or association property, 6 hang ups (5 from the same telephone number), 1 call regarding an offer on a home and question about renting it. **OPEN**
8. **Sub-committees currently in place as of today's meeting:** (*denotes sub-committee lead)
- Attorney Search - *Steve Gauthier, Jan Huddleston, Rob Steinberg - Meeting in early Dec. to develop a criteria for what we want our attorney to be knowledgeable about.
- Beach Erosion - *Nate Johnston, Bob Drohan, Steve Gauthier - Supposed to meet someone last week but didn't a man in Maine, Nate will take some pictures. Permanent-a year out realistically. Spikes and less erosion. Silt sock? 6-8 in diameter, lets water through and holds everything else back. Long term fix is going to be expensive, and Nate will have more for us come the spring. 2 quotes for silt socks. Donna stated to do it right instead of just grading every year.
- Bridge/Cover - *Wayne Powers, Bob Drohan, Steve Gauthier
- By-law - *Cindy Carpenter, Cheryl Gannon, Hallie Shefler, Marisa Bonanno - Cindy hopes to hold a skype/zoom meeting with the committee to discuss Restricted Covenants and how they apply to the Bylaws. New amendments would be voted on by the board. To go to the membership for final vote.
- NH Fish & Game Liaison - *Jan Huddleston
- Gated - *Wayne Powers, Cheryl Gannon, Eileen Lennon - Standstill. Eileen will reach out to Wayne.
- Technology - Looking into alternative to GoDaddy for our website. Sherryl talked with Mike Corvese with regards to what can be added or changed.

New Business:

Discussion on holding monthly Board meetings via Skype, etc. after executive session is over so it is accessible to members should they want to hear. We want to meet our commitment to doing this and be prepared for the March 2022 Board Meeting.

Zoom, Skype, YouTube.

Facebook suggested by Sally DeGroot. Google Meets suggested by Jo Grow.

Concerns about this being stored in the "cloud".

Meeting Minutes would still need to be done, but possibly in a condensed version.

Facebook goes against the Board of Directors Code of Conduct.

Motion made by Steve seconded by Nate to get a platform by March meeting **11.0**

Nate is going to be our subcommittee person for looking into and will get back to the Board with his findings. **OPEN**

Eileen has re-negotiated our Spectrum bill. It will go down to lower the cost of our internet and phone service. **CLOSED**

Steve reached out to a parliamentarian \$150 per hour. Wide array of services, proper procedure. He would need to look at our by-laws and covenants. Following up with other questions. Don't want to double dip and spend money we don't need to. He would be available for our 2022 annual meeting. We need some external help and education in that regard. Future boards will have that resource to be educated so we don't need to re-spend that money. **OPEN**

Donna had concerns. Asked if previous case log restriction use. New attorney to look at that? Enforcements and fines. Previous presidents have said we can't because of one case or another etc. New attorney limitations based on how they were drafted. Continuity going forward. Recent attorney issues that were conflicted with some members. Right path going forward. Switching attorneys is going to cost us some money to get them up to speed.

Steve mentioned our continuing transparency improvement:

Email updates to members.

Members submit questions the BoD, seven days in advance of monthly board meeting so we have time to research and provide accurate information.

Portion at end of each Board meeting set aside for members to speak briefly

President Hitte addressed the non-Board attendees.

Those in attendance were:

Dave & Jo Grow

Jan Huddleston

Dick Lennon

Mike & Pristine Pazzanese

Dave Porcello

Various conversations ensued.

Dave Grow wants the BoD to know he doesn't care about the STRs. He wants to be able to enjoy the association and not lose it over a fight he doesn't care about. His concern is his home and the common areas and that it's a safe fun place for his kids. His fear is that the Bod is not enforcing some rules and are trying to enforce others.

He asked to confirm that the President and BoD will not use association emergency funds to fight a legal battle for STRs without membership approval.

Sherryl said the president only has the authority to use emergency funds if there were to be a catastrophic event. That STR is not considered catastrophic.

Steve stated that no capital expense would be done without a plan and then going to members for a vote. We do not have the legal budget to engage in legal actions and the board wouldn't just do this.

Dave Grow/Sally DeGroot - Back and forth discussion regarding who can vote or be on the board.

Bob Greenberg stated that in 2018 it was voted that a husband/wife living in the same household could not be on the board, and they could only have one vote.

Update the bylaws to clarify. We are not experts and looking into it.

Sally DeGroot mentioned that the votes were tallied before the annual meeting.

Donna and other board members stated that this was not the case.

Sherryl - Stated that she understands members frustration with the voting process at the annual meeting. Absentee ballots should be counted immediately, the morning of. This should be kept on a separate tally sheet.

Steve - We are planning on doing things appropriately. Our advice from our attorney was on the budget and by law vote. Dave G. stated that it looks shady but stick with what the majority voted for. Needs to be a way to amend a budget, but we are saying that doesn't exist anymore.

Sherryl - We need to discuss with new attorney, give all the info, and get some clarifications. Covenants that came with the land. Some deeds are different, but most have the same 12 restrictive covenants listed.

Pristine Pazzanese - Absentee ballots cannot be opened prior to the morning of the annual meeting and must be done in the presence of the ballot committee.

Asked if all arrears collected still go into the roads account?

Sherryl stated yes.

Who is now in charge of filing covenants, liens and lien releases?

Sherryl stated the President, Vice President, Treasurer or Secretary.

Nate - Prior to leaving, told the members present that since he has been on the board he has found the board to be transparent with the handling of the association needs.

Dave Porcello - Asked how long after the annual meeting did the BoD wait before asking the attorney's opinion regarding the vote to table the bylaw. Sherryl stated that this was brought up at the annual meeting that the BoD would be seeking our attorney's opinion regarding all matters discussed during the meeting.

Motion was made to adjourn, which was seconded & passed. Meeting adjourned at 12:29pm.

The first monthly Board of Directors meeting will be held on March 12, 2022, at Tamworth Town House.

Respectfully submitted,

Kelsey Hitte
CS&B Secretary