



CHOCORUA SKI & BEACH CLUB ASSOCIATION

November 18, 2023
Board of Directors Meeting Minutes
Tamworth Town House

Present: Sherryl Hitte, President, Dave Hathaway, Vice President, Eileen Lennon, Treasurer, Bob Greenberg, Cindy Carpenter, Cristin McGrath, Jeff Mann, Kelsey Hitte and Marisa Corvese

On Skype: Bill Bradley and Jor Molchan, Secretary

Absent with notice: Jake Paulsen

Closed session started: 9:02am

Session is closed: 10:04am

Open Session started: 10:08am

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

October meeting Minutes: Edits were suggested to the initial draft and discussed in the meeting. Secretary will update and resubmit to the board for future vote.

Treasurer's Report: Reports not available owing to Debit One issue. Issue will be resolved, and reports shared promptly with the board for future vote.

Committee Updates:

1. **Roads Updates:** Jeff Mann/Dave Hathaway
 - a. Roads were graded and rain has presented challenges already. Looking into re-grading the roads.
 - b. Discussion of ATVs on CS&B roadways.
2. **Beach Updates:** Bill Bradley/Cristin McGrath (Eileen Lennon/Jor Molchan)
 - a. Shed keys needed
 - b. Refrigerator must be replaced. Freezer not working or fridge keeping cool. Need to keep eyes open for a working refrigerator or purchase a new/used one.
 - c. Remaining boats on the beach/racks need to be removed. Locks will be cut, and boats put in overflow area temporarily. Beach committee pursuing owners.
 - d. Shed gate has been opened and lock stored in shed for the winter.
 - e. T-dock/rafts-Discussion to spend money for installation/removal or continue with member volunteers. Possible option for fire department volunteers with dry suits.
3. **Firewise Updates:** Jake Paulsen/Bob Greenberg
 - a. No new updates
4. **Parks and Recreation:** Kelsey Hitte/Marisa Corvese
 - a. Tennis/pickleball nets, swings, tetherball and more stored away for the winter.
 - b. Playground fence post needs to be replaced.

5. **Architectural/Building Updates:** Wayne Power/Dave Hathaway/Sherryl Hitte
 - a. Herzog will start next week; backfill is complete
 - b. Paulsen garage foundation poured.
 - c. Fielding home is complete on exterior. Concern for septic system. Dave reported.the requirement is 100 feet from any neighbor's, etc.
6. **Taxes/Audit/Non-profit Updates:** Eileen Lennon/Bob Greenberg
 - a. Audit completed October 28th. Volunteers: Elizabeth L., Judith D., and Paula M. Report signed and added to the website.
 - b. Taxes - Eileen waiting on final reports from Debit One. Eileen and Bob will meet with the accountant.
 - c. W9 and 1099 forms required for items over the IRS limit.
7. **Review Phone Log:** Eileen Lennon -
 - a. 9 calls, mostly spam
8. **Subcommittees:**
 - a. Bylaws - Jor M - Bylaws committee 2nd meeting is today.

New Business:

Dave H - Bridge repair; how do we fund that/collect from the membership. Is it a one time assessment, is it assessed over a period of time. Funds are not tied up in a CD.

Bill B - No new business

Bob G - Drains-should we look into cleaning out in the spring?

Cristin - No new business

Eileen - No new business

Jeff M - No new business

Marisa - Should we be maintaining the back forty access way regularly?

Sherryl - Discussion of second egress. Board members will visit and examine the back forty egresses today at 1:30pm

Cindy - No new business

Jor - No new business

Kelsey - No new business

Member Q&A: none

The next meeting will be held on March 09, 2024 at The Tamworth Townhouse at 9am.

Meeting Adjourned 11:22 am

Respectfully submitted,

Jor Molchan

Jor Molchan, Secretary
CS&B Club Association