



CHOCORUA SKI & BEACH ASSOCIATION

November 14, 2020 Minutes

Held at the home of Cindy Carpenter

PRESENT: Mike Pazzanese, President, Fred Doane, Vice President, Bob Greenberg, Treasurer, Sherryl Hitte, Secretary, Betty Butler, Cindy Carpenter, Donna Dudley, Eileen Lennon, Jeff Forsythe

ABSENT WITH NOTICE: Bob Drohan, Wayne Power

ALSO PRESENT: Sally DeGroot, Nate Johnston, Jake Paulson and Dave Hathaway

Meeting commenced at 9:07am

Mike asked for a moment of silence for the passing of Rich Learned. He also reminded all those members that showed up at the meeting unannounced that this wasn't an annual meeting and that any questions were not allowed during the meeting.

1. **Oct. 2020 Meeting Minutes:** After review and discussion a motion was made to approve the minutes, which was seconded and passed (11-0). **CLOSED**
2. **Oct. 2020 Treasurer's Report:** After review and discussion, a motion was made to approve, which was seconded and passed. (11-0) **CLOSED**
3. **Call Log:** Eileen Lennon reported that there were approximately 9 calls since the Oct. meeting. Title companies, where to send invoice payments, resident stickers. **CLOSED**
4. **Sub-committee reports:** Went over the email that Steve Gauthier sent to the BOD. Help/Project (Wayne) still working on. Speed Bumps (Donna, Dick, Kelsey) working on strategic points and will advise how many additional speed bumps and rib spikes will be needed.

Old Business:

1. **Roads Update-Bob D.:**
 - a. Stop lines painted and **2-new stop signs** in Spring 2021. **OPEN**
 - b. Hill at top of Whittier shaved within next thirty days **dependent on weather** by John Roberts. **OPEN**
 - c. John Roberts did the road grading as well as cutting the sides and cleared drains. **CLOSED**
2. **Beach Updates-Eileen/Donna:**
 - a. Eileen contacted members of kayaks/canoes to remove all by November 15th or they will be moved to overflow area. This was also posted on the website. **OPEN**
 - b. Picnic tables repaired & painted in Spring. **OPEN**
 - c. Raft rug to be replaced in spring. **OPEN**
 - d. Eileen would like some sand **and Caps for racks in Spring. OPEN**

- e. Incident report regarding Cianci guest using fireworks on beach. **OPEN**
- 3. **Firewise Updates-Bob G./Jeff:**
 - a. Mike met with Jason Noyes to do both 1st and 2nd egress tree trimming and widening as well as trees limbs before end of November. **OPEN**
 - b. Mike to meet with Jason Noyes regarding a 3rd egress at Remick and cost. **OPEN**
 - c. Bob reported that Firewise forms have been collected and we have reached minimum requirements. **CLOSED**
- 4. **Recreation Updates-Sherryl/Cindy:**
 - a. Playground equipment to be taken down & covered by November 1. **CLOSED**
 - b. Tennis Court/Pickle Ball equipment, nets, etc. put away until Spring. **CLOSED**
- 5. **Building Updates-Wayne:**
 - a. Burt family will be fencing property and building in Spring 2021. **CLOSED**

New Business:

- 1. Bob Greenberg reported we have received at least half of the annual dues from members. **OPEN**
- 2. Death Notices protocol and parameters were briefly discussed. Post on website for two weeks, possibly put out blast email. **OPEN**
- 3. Audit - Bob Greenberg reported all went well. A lot of good questions from one of the members participating. Mark Maloney & Dick Lennon found no discrepancies. Bob to give hard copy to Mike for permanent file. **CLOSED**
- 4. Taxes - Bob Greenberg to make an appointment to get everything to accountant. **OPEN**
- 5. Five-year NH tax-exempt application for non-profit must be submitted by EOY. **OPEN**
- 6. **STR Short Term Rentals Covenants/Deeds** - Mike & Steve have drafted letter to go to attorney. Will be sent to board members and to lawyer for final review. This letter will go to all members, not just those that rent their homes. This will be mailed via USPS to show as proof of Mailed/Certified Mail, etc. The hope is to get this done by first of year. Mike will give Cindy a communication to send out via an email blast. Realtors, Title companies and Rental agencies will also be given a copy of this letter when we are approached for HOA, Covenants, By-Laws, etc prior to seller/buyer closing. A member asked for name of our lawyer and it was provided. Another member during this discussion brought up that STR were not the only problem people in the association with regards to not following rules, speeding, **ignoring** stop signs, etc. The member was told that this discussion was pertaining to covenants/deeds with regards to STR. The member became offensive and verbally combative, swearing, etc. The member was asked to leave the premises. **OPEN**

Motion was made to adjourn which was seconded & passed. Meeting adjourned at 11:32am.

The next meeting will be held at on Saturday, March 13, 2020 @ 9:00am via Zoom meeting.

Respectfully submitted,

Sherryl Hitte
Secretary