



CHOCORUA SKI & BEACH ASSOCIATION

October 10, 2020 Minutes

Held at the home of Cindy Carpenter

PRESENT: Mike Pazzanese, President, Bob Greenberg, Treasurer, Sherryl Hitte, Secretary, Betty Butler, Bob Drohan, Cindy Carpenter, Donna Dudley, Eileen Lennon, Jeff Forsythe, Wayne Power

ABSENT WITH NOTICE: Fred Doane, Vice President

ABSENT WITHOUT NOTICE: Del Orndorff

Meeting commenced at 9:12am

1. **Aug. 2020 Meeting Minutes:** After review and discussion a motion was made to approve the minutes, which was seconded and passed (10-1) Donna Dudley abstained as she was not on the board. **CLOSED**
2. **Aug. 2020 Treasurer's Report:** After review and discussion, a motion was made to approve, which was seconded and passed. (10-0) **CLOSED**
3. **Call Log:** Eileen Lennon reported that there were approximately 15 calls since the Aug. meeting. Realtors, resident stickers and beach passes. **CLOSED**
4. **Sub-committee reports:** Help/Project (Wayne) will be working on. Speed Bumps (Donna, Dick, Kelsey) have been mapping out all speed bumps and 10 mph signs, stop sign locations. More to report at next meeting. Gated Community (Wayne, Steve G.) is getting information together.

Old Business:

1. **Roads Update-Bob D.:**
 - a. Stop lines painted with special paint. Hope to have done before first snow. **OPEN**
 - b. Hill at top of Whittier shaved in fall. More discussion to follow with vendor. **OPEN**
 - c. John Roberts to come in and cut the sides and be sure all drains are cleared within next few weeks. **OPEN**
 - d. Motion made to approve 2-way stop signs at Tewksbury/Mather and McGrew/Mather. (10-0) **CLOSED**
2. **Beach Updates-Eileen/Donna:**
 - a. Rafts covered and locked. Replaced six boards on T-Dock. Additional boards were purchased and put in shed for repair in Spring. Rug still needs to be replaced in Spring on the last raft. **OPEN**
 - b. Picnic tables repaired & painted in Spring. **OPEN**

3. **Firewise Updates-Bob G./Jeff:**
 - a. Mike meeting 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. Firewise forms to be requested by various owners who have had tree/brush removal done on their properties. **OPEN**

4. **Recreation Updates-Sherryl/Cindy:**
 - a. Playground equipment to be taken down/covered by November 1. **CLOSED**
 - b. Repairs to Tennis Court backboard, Playground/Basketball Court fence posts & Smokey the Bear sign in the Spring. **OPEN**

5. **Building Updates-Wayne:**
 - a. Burt house fire investigation report needed for permanent files and demo permit needed to rebuild. Owner has 6-months to remove and/or re-build per the deed. **OPEN**

6. **Fall Newsletter** - Betty to finalize and send to board for final review so it can be posted on Website. **OPEN**

7. **STR Short Term Rentals** - Is considered "Commerce" within our Association. "Commerce" involves **the act of people coming into Ski & Beach for buying or selling within your home.** Members who have renters paying them to rent their home are engaging in commerce and are in direct defiance of their deeds within Chocorua Ski & Beach. **OPEN**

New Business:

1. **Arrears List update/liens**, 5 non-payers, 2 dues only. Lowest it has ever been. **CLOSED**
2. **2020/2021 BOD Committee List** will be updated and put on the website. After review and discussion, a motion was made to approve, which was seconded and passed. (10-0) **CLOSED**
3. Dave Hathaway brought up that he doesn't feel that boat racks for owners renting out their homes should be allowed.
4. Mike reported he has three quotes on speed bumps ranging from \$85-190 each. **OPEN**
5. A note will be put on the annual invoice with members to update contact info and sign up for "help" subcommittee. **OPEN**
6. **Trees** needing to be trimmed at roads near ball-field per Patricia Porcello. Mike will look at this and other punch-list locations needed and discuss with Tree vendor Jason Noyes at today's meeting with him. **OPEN**
7. **STR Short Term Rentals** - Carol Tonken and several members came to a scheduled 11am meeting to discuss transparency and immediate response as to what the board is going to do to get the process moving sooner rather than later. Some concerns included:
 - a. The beach was a mess the last 2-years
 - b. Neighbors are getting rich off of the Association members with many renting most of the year.
8. Next steps discussed which may include: a letter to members to reach the next level of visibility. Email will go out thru website. Volunteers will collect addresses of all known

rental homes. Sherryl Hitte will put spreadsheet together. Input from Carol and others will be relayed. A letter that our lawyer will help draft to send to owners of known renters. It was discussed that Certified mail to rental agencies and realtors and regular or Certified mail to all members. **OPEN**

9. **By-Law-** The proposed By-Law that will be on the ballot for the 2021 annual meeting will be critical in the next steps going forward from a legal stand-point. Communications to the membership will occur during the upcoming months as needed.

Motion was made to adjourn which was seconded & passed. Meeting adjourned at 12:05pm.

The next meeting will be held at on Saturday, November 14, 2020 @ 9:00am Cindy Carpenter.

Respectfully submitted,

Sherryl Hitte
Secretary