



CHOCORUA SKI & BEACH ASSOCIATION

<https://chocoruaskiandbeach.org>

Email: chocoruasb@gmail.com

603-323-6150

Board of Directors Meeting Agenda

June 14, 2025 @ 9 am

Tamworth Town House,

27 Cleveland Hill Road,

Tamworth NH

Present: Jor Molchan - President, Sherryl Hitte - Vice President, Eileen Lennon - Treasurer, Paula McNiff - Secretary, Cheryl Gannon, Dave Hathaway, Cristin McGrath, Rob Steinberg, Ashley Sweeney

By Phone - Lee Williams **9:05**

Absent - Jen Riley

Closed Session: 9:00 AM

1. Bridge

A. Egress road development - status and plan

1. Tree clearing
2. Road development
3. Signs

B. Preventive measures

2. Beach Erosion: Update

- A. Status with Stoney Ridge

3. Arrears list: Beach & boat rack stickers, emails, and e-payments

Discussion: Closed Session

Motion: Restrict access to facilities for members who are in arrears.

Approved: **10** Opposed Abstained

Action: Ashley Sweeney to investigate an e-payment method for CS&B.

4. Budget

Report: BOD Members received relevant documents for review before the meeting.

Discussion: Each line item of the budget was reviewed by the BOD.

Motion: Approve the budget to be presented to the membership at the Annual Meeting, as reviewed on 6/14/2025.

Proposed: **Ashley Sweeney** 2nd: **Paula McNiff**

Approved: **9**

Opposed: **1 Sherryl Hitte** (Preferred year 1 Bridge and Egress Fund contribution to be \$100,000 instead of \$110,000 deposited into the Bridge Fund.)

Abstained

Open Session: 11:18 AM

Members in Attendance

Kim Cullins, Sally DeGroot, Jan Huddleston, Dick Lennon, Jeff Mann, Tammy Murrary

4. Minutes

Report: Minutes of the May 10, 2025, BOD meeting were sent to BOD members for review before the meeting.

Discussion: None

Motion: Motion to approve minutes from the May 10, 2025, BOD Meeting.

Proposed: **Dave Hathaway** 2nd: **Ashley Sweeney**

Approved: **10** Opposed Abstained

5. Treasurer Reports:

Report: Attachments were sent to and reviewed by BOD members before the meeting. (Treasurer's report is linked to the word "Report")

Discussion: A Community member asked if these reports would be attached to the minutes when posted. They will be.

Motion: Approve Treasurer Report (May)

Proposed: **Sherryl Hitte** 2nd: **Dave Hathaway**

Approved: **10** Opposed Abstained

6. Bank and Title Company Requests:

Report: The board would like a policy set that requires a 14-day notice period for

updated information on arrears, liens, and other closing documents. Within this time frame, reasonable efforts will be made to accommodate requests.

Discussion: A 14-day notice period is requested as a requirement for processing new documents or making changes to those listed in the "Report" section. This is essential because our board is composed of volunteers who need to balance their board responsibilities with other aspects of their lives.

It was noted that the information required by banking institutions is available on our website; however, financial institutions require an official document that includes our letterhead along with the requested information.

Motion: Accept a 14-day notice period to receive updated information on arrears, liens, and other closing documents.

Proposed: **Jor Molchan** 2nd: **Cristin McGrath**
Approved: **10** Opposed Abstained

7. Log of Emails received/sent by subject

A. Types of Emails

1. Memorial Day Weekend - signups, success, and questions
2. CSB Bridge - survey, responses, appreciation, questions
3. Boat Racks - numerous emails, mostly to the community to determine planned usage, some new requests, some relinquishments
4. Dues - did I pay, how much do I owe? Where do I send it? From homeowners and title companies (numerous) - All info now available on our website, arrears page
5. Beach parking stickers - can I get one, do I need a new one each year?
6. A&B Applications and deposit return requests

8. Log of Phone Calls

A. Phone log to be presented in the meeting

27 total
9 Dues
5 title companies
4 Hang-ups
2 real estate inquiries
3 barking dogs
3 wrong numbers
1 new owner

9. Committee Reports

A. A&B - Jen Riley

1. Report

- a. Discuss next steps for contacting a community member regarding a stop-work order.
- b. Discuss the rejected permit for a steel garage

2. Discussion: None at this time - Report items to be addressed at the July Meeting

3. Motion/Actions: None at this time

B. Beach - Cheryl Gannon

Report

- a. The Memorial Day clean-up was a success.
- b. Cheryl Gannon expressed her gratitude to Cristin McGrath for her efforts as the previous Beach Committee lead.
- c. There is still one member on the waiting list for the boat rack.
- d. Pond testing has been transferred to the Beach Committee.
- e. The Beach Committee is interested in collaborating with the Beach Erosion Committee on any upcoming matters.
- f. Additionally, the found toys are now located at the beach.

Discussion

A Board of Directors member suggested collecting toys found on the beach. Some of these toys could be taken to the playground. It was also proposed to set up a bin for these toys, and the community should be informed that the toys will be kept for a limited time.

****Boat Rack:**** As we are now 6 months late members of Ski and Beach who fail to pay their dues/assessments will forfeit their spots on the boat rack, which will then be reassigned to other members in good standing who are waiting for a spot. The idea of asking waterfront property owners to relinquish their spots on the boat rack was considered but ultimately set aside, as there is currently only one member on the waiting list for a spot.

****Kayak Storage:**** It was confirmed that there are two different sizes of boat racks available; however, the larger racks may not be appropriate for all kayaks, as the smaller kayaks could fall through the slats.

****Paddleboard Rack:**** The acquisition of a paddleboard rack was discussed as a space-saving solution for storing paddleboards. The upright model can hold several boards on each side and could be placed near the stairs in a rocky area with trees. Further research is needed, with a Board member leading the effort. Some community members are interested in donating or assisting with the construction of the rack.

****Beach Parking:**** A warning sticker will be placed on cars parked at the beach without a parking sticker or guest pass. This sticker will explain how to get a

beach parking sticker. Usage of the stickers does not assure that members will not be towed.

****E-Bicycle or Motorcycle on the Beach:**** There have been reports of deep tire tracks on the beach. Based on the size of the tracks, it is believed that the bicycle was electric. The next BOD email communication should remind everyone that no motorized (gas-powered or electric) vehicles are allowed on the beach.

****Picnic Tables:**** The picnic tables on the beach are being gradually replaced. Possible options discussed:

Picnic tables made of pressure-treated wood: These tables may dry out and splinter over time.

The Convertibench brand was mentioned as an affordable option, with a half-table costing \$209.00. Each half of the table converts to a bench.

Actions:

- a. **Cheryl Gannon** to get the warning sticker for beach parking from **Eileen Lennon**.
- b. **Jor Molchan** will include information regarding the restriction of any motorized vehicle on the beach, including electric bikes, in his next communication with the membership.
- c. **Ashley Sweeney** to research the Convertibench brand of picnic tables.
- d. **Ashley Sweeney** to research the paddleboard rack options

C. Firewise - no update - Bob Greenberg

D. Parks & Rec - Ashley Sweeney

Report:

- a. Ashley Sweeney has recently assumed the lead of this committee. She is scheduled to meet with Marisa Corvese to gather information for a smooth transition.

Discussion

- b. Inquiries about the lawn mowing service and its billing were made. It was learned that the mowing company's billing system is informal, with invoices often handwritten and left in different locations.

Actions

- a. **Ashley Sweeney** will reach out to Marisa Corvese to gather information about the Parks and Recreation Committee.

E. Roads & Maintenance - Dave Hathaway

1. Report
 - a. None at this time
2. Discussion
 - a. None at this time
3. Motion / Actions
 - a. None at this time

F. Stickers Beach - Eileen Lennon

1. Report: Going along fine. No issues
2. Discussion: Due to staff reductions at Huckins, the towing company CS&B used last year, they are unable to work with the association this year. This situation has created uncertainty regarding the start date for towing vehicles from the beach lot. Currently, CS&B has reached out to Curt Whiting Towing and is awaiting their response.
3. Actions:
 - a. **Jor Molchan** to report back at the next BOD meeting regarding the towing situation.

G. Stickers/Passes/Boats - Cheryl Gannon

1. Report: Covered above in the Beach Committee
2. Discussion
3. Motion / Actions

H. Website - Jor Molchan

Report: There has been a focus on reorganizing the layout of the CS&B website to enhance user-friendliness, as well as adding information to the website.

- a. All of the original information has been retained throughout the reorganization, and more has been added.
- b. Also, more tabs/sections added.
- c. Easier to navigate with less scrolling

Discussion

It was suggested that the Gate Opening Volunteer Sign-up be put on the website

Actions:

Jor Molchan will look into putting the Sign-up for Gate Opening/Closing on the Website if it is not already there.

11. New Business

A. **New Board Member Orientation Packet - Review**

1. Report/Discussion:

- The packet is currently in draft form. This draft is based on best practices from other homeowners' associations (HOAs) and is being revised to include links to the CS&B website. These links will replace some of the text in the packet with corresponding information.

This project is not yet ready for final review.

2. **Actions:** **Ashley Sweeney** to ready the packet for Board review, including suggestions given in the Discussion above.

B. ****Board Members**** website section

1. Report/Discussion :

A proposal has been made to add a "Board Members" section on the CS&B website. This section would include items typically reviewed by board members before their monthly meetings, as well as the New Board Member Orientation Packet. There needs to be research on any potential costs associated with this addition to the website. Additionally, we might consider using the Google Drive linked to Chocoruasb@gmail.com for the same purpose. A review of access to the drive should also be conducted..

2. **Actions:** **Jor Molchan** - to look into the Google Drive associated with Chocoruasb@gmail.com as a place for documents to be shared with the BOD members

C. A BOD member - Reminded everyone about Cindy's Life Celebration

D. Google notebook.

Report/Discussion

- A BOD member has created a Google Notebook utilizing the bridge documents.
- Google Notebook is an AI-powered, private collection of documents often organized around a specific theme. There are different levels of access, ranging from contributing to viewing only. When a question is asked by a user, the notebook retrieves relevant information from the document collection to provide an answer, eliminating the need for the user to search through the documents themselves. This feature could be put behind the login page on the website and used by the membership to answer questions about the bridge issues..
- Concerns were raised about the accuracy of the provided answers. A recommendation was made to include a disclaimer.

Actions

- **Ashley** - Send out the link with her Google Notebook, including bridge information for board members to review
- **Rob** - write a disclaimer
- **Board members** - review Google Notebook

Public Comments:

- A. **Dick Lennon** expressed his gratitude to the families of CS&B for attending the Memorial Day Ceremony. He also discussed the bricks in our Veterans Park. Family bricks cost \$25.00, while Veterans Bricks are free. Please ensure that orders are submitted to Dick Lennon by the end of February.
- B. A community member inquired about the number of ongoing projects at CS&B and their funding.

Discussion:

Answer - There are currently 3 ongoing projects: The Bridge, the Egress, and the Beach Erosion Project.

- **Funding/Dues:** Concerns about a potential increase in dues as related to the timeline for upcoming projects, particularly costs related to bridge repairs and inspections, were discussed. The possible use of the Catastrophic Fund, which currently requires a vote and a natural disaster for access, was discussed. It was suggested to rename the fund “the Catastrophic and Bridge Fund” to allow more access for bridge-related expenses. This renaming of the fund would need to be voted on by the membership in September.
- **Beach Erosion Project:** The Beach Erosion Committee is currently waiting for a detailed plan from Stoney Ridge. During discussions with Stoney Ridge, concerns were raised about drainage issues. Specifically, clogs in the drains located in the beach parking lot and along E. Chocorua River Drive may be contributing to the beach erosion.

Additionally, the Beach Erosion Committee will verify whether the permits obtained by Stoney Ridge for CS&B—valid for five years from the date issued—allow for the addition of sand to the beach. The committee remains hopeful that, apart from the costs associated with engaging Stoney Ridge, the overall project cost will not be significant.

- **Bridge Repair:** Some confusion was expressed regarding the schedule for the bridge repair. It was believed by a community member that a more extensive repair would take place about six months after the fall repair. It was clarified that during the fall repair of the hole in the bridge deck it will be determined if further repair work is necessary.
- **Bridge Inspection:** Bridge inspections will occur every two years, with the next in 2025. Previous inspections raised concerns about the condition of the abutments.

- **Egress:** Egress is crucial due to the upcoming bridge repairs and potential future work on the bridge. There are concerns about individuals who are not members of CS&B accessing CS&B's Back 44 from Route 16 and crossing over the tracks to Madison. Possible measures to deter this behavior include:
 - *Installing signage
 - *Reporting trespassers, including pictures when possible
 - *Communicating with neighbors
 - *Installing and utilizing trail cameras

C. A BOD member related that they are impressed with this board. The member believes this board considers the importance of community and avoids adversarial relationships.

12. Adjourn: 12:39 PM

Proposed: **Ashley Sweeney** 2nd: **Paula McNiff**
Approved: **10** Opposed Abstain

Respectfully Submitted,

Paula A. McNiff

Paula A. McNiff

Secretary, CS&B Club Association