



## CHOCORUA SKI & BEACH ASSOCIATION

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603-323-6150

Board of Directors Meeting Minutes

October 11, 2025 @ 9 am

Runnels Hall

25 Deer Hill Rd,

Chocorua, NH 03817

Present: Jor Molchan - President, Paula McNiff - Vice President, Eileen Lennon - Treasurer, Rob Steinberg - Secretary, Sheryl Hitte, Cheryl Gannon, Dave Hathaway, Jen Riley, Ashley Sweeney, John Swenson,

Attending by phone - Rob Steinberg, Cristin McGrath

Absent - Halley Shefler

### Closed Session: 9:00 AM

#### 1. Bridge Assessment Payment Policy

- Policy adopted to manage extended payment terms for residents who notify the Board of financial hardship.

Discussion: Closed session

Motion: Approved unanimously with minor modifications

#### 2. Incident involving renters who brought dog to beach

Resolved to continue discussion offline or at the November board meeting, if necessary.

### Open Session: 9:35 AM

Members Present: Dean Audet joined by phone for the Bridge Report discussion.

#### 1. Bridge Report by Dave Cribbie of GW Brooks

- a. Patch repair cost nearly within budget.
- b. Damage was greater than expected on western side of the bridge. Lesser damage on the eastern side.
- c. The bigger surprise to Brooks was that the bridge foundation lacks a deck layer of concrete, which he had never seen before and impacts the lifespan of the bridge.
- d. Brooks detected an unusual amount of loose concrete, which they removed in their repair work.
- e. Given this foundation issue, Brook would estimate that repair safely provides only 2 additional years of normal bridge use.
  - i. *Note - (this will be considered as part of the HEB Inspection due later this month before any changes in plans are made)*
- f. Recommend that CSB begin active investigation of bridge replacement as soon as possible.
- g. Brooks suggests providing CSB with quotes for two alternative replacement plans, one that replaces the “super structure” only (i.e. not including replacement of abutments), and one that replaces the entire bridge including the abutments. The quote/work for replacement of the super structure only would require a waiver of liability for any unknown conditions involving the abutments. The super structure only quote would be approximately 1/3 the cost of a total replacement.
- h. Brooks recommends periodic maintenance, e.g. regular cleaning to prevent corrosion, which can prolong the bridge lifespan and having vehicles drive at reduced speeds.
- i. Dean Audet raised the issue that abutments may not comply with current design standards and, if they are redone in the future, a rebuilt super structure may not be able to accommodate new abutments (which is a reason for opting for full bridge replacement.)
- j. Brooks plans to provide proposals before Thanksgiving.
- k. Bridge replacement would take 3-4 months of shutdown.
- l. Suggestion made to arrange for alternative egress through the paper road (town property) and work with Nature Conservancy. Jor agreed to look into it.

## 2. Annual Meeting recap (15 mins) –

- a. Very successful annual meeting with much consensus and positive feedback from members (“best meeting in memory.” from a long-time member)
- b. Board members felt that the pre-meeting communication (e.g. the FAQ) was very helpful.

### 3. Bridge/Egress

- a. Dave Hathaway acknowledged debt to John Roberts for the work he managed clearing and creating the egress road at his own substantial expense.
- b. the major effort by numerous Board members, particularly Dave, and other volunteers was also acknowledged

### 4. EFT payments

- a. Update: The set-up with Unipay is in process, pending a required filing with the state. Board is in the process of setting up a meeting with Unipay to address legal/contract issues, and make sure we have an understanding of how the service functions.
- b. Ashley agreed to follow up about the setup fee. Any potential help to operationalize the service was offered by Ashley and Eileen.

### 5. Minutes

Unanimously approved.

### 6. Treasurer Reports

- a. No vote taken to approve the Report due to late distribution.
- b. Jen suggested that screenshots showing bank deposits are attached to future Treasurer reports to verify funds. Eileen indicated a willingness to make that change to future reports.
- c. Invoices being sent out to members next week by email and will follow up with mailed invoices for residents we don't hear from.

### 7. Log of Emails

- a. Community Notices
  - i. Bridge Closure & Bus Stop
  - ii. Bridge Closure and alternate egress

- iii. Annual Meeting notice and multiple follow-ups
- iv. Annual Meeting Recap
- v. Beach Closeup
- vi. Fire Restrictions
- vii. Memoriam Brendan Cronin
- b. Other emails
  - i. Emails to people in arrears for current and prior years
  - ii. A&B permits and issues
  - iii. EFT payment set-up
  - iv. CS&B Member initiated:
  - v. Dues and Arrears questions
  - vi. Ballots
  - vii. New owners
  - viii. Lot Merger
  - ix. Boat rack removals
  - x. Fires
  - xi. Yard work by non-CS&B contractors

#### 8. Log of Phone Calls –

- a. Eileen reviewed phone log.
- b. No questions or comments. .

#### 9. Committee Reports

##### a. A&B - Jen Riley

###### Report:

- i. The committee has been communicating by email/text. Dave Hathaway has been advising.
- ii. Request to be notified in event of any new ownership activity. .
- iii. 5 open projects – one owner was in violation but now in touch with the Committee. One issue about fence construction and whether a permit is required.

###### Discussion:

- confirmed that anything over 6 feet should be considered a structure that needs a permit.
- Agreed and approved that Finance would notify A&B Committee of property sales.

##### b. Infrastructure - Dave Hathaway

Report: Dave indicated that speed bumps will be removed

after Columbus day, and John Roberts will resurface the roads before winter.

- c. Beach, Stickers/Passes/Boats/ Docks/Platforms - Cheryl G..
  - i. Cheryl thanked the volunteers for beach closure work on September 14.
  - ii. Estimate to repair dock damage wear and tear at \$500
  - iii. Extended date for removal of docks to 10/19 due to bridge closure.
  - iv. Managing the boat rack usage to maximize that they are utilized and so members can get off the waitlist.
- d. Firewise - no update
- e. Parks & Rec - Ashley S.

Report: swings and tennis court nets are going to be taken down on November 2.

- f. Website –

Report: Annual meeting page after annual meeting

#### 10. New Business:

- a. Enforcement – Jor suggesting that we come up with a task force to consider bylaw changes/approaches to deal with enforcement issues that consider fees/other approaches (e.g. short-term rentals)
- b. Incident Report – Ashley

Report: motivation is to enhance process for reviewing member to member and member to Board issues/complaints that are documented to ensure fairness and consistency.

#### Discussions:

Concern raised that promoting the process may end up promoting conflict and forcing the Board to play the cop on matters that should be between neighbors. There was also concern with the amount

of work creating for the board in reviewing,  
investigating and mediating the incidents from report  
to appeal to resolution.

Nex steps: Ashley and Cheryl to review and revise  
for future meeting.

11. Public Comment:

12. Adjourn:

November meeting - Annual Meeting November 8th @ 9 am Tamworth  
Townhouse

Respectfully Submitted,

**Rob Steinberg**

Rob Steinberg, Secretary  
Chocorua Ski and Beach Club Association