



## **CHOCORUA SKI & BEACH ASSOCIATION**

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### **Board of Directors Meeting Agenda**

**May 10, 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, Dave Hathaway, Jen Riley, Rob Steinberg

**By Phone** - Marisa Corvese **9:05\***, Cristin McGrath **9:42\***, Cheryl Gannon **9:00\* - 10:20 (left meeting)**, Ashley Sweeney **9:15\***, Lee Williams, **9:30\***

(\* - Time BOD member joined the meeting by phone)

### **Closed Session: 9:00 AM**

Discussion of egress and the importance of being good neighbors to our hosts. Some discussion about how to encourage the entire CS&B community to honor this.

### **Open Session: 9:42 AM**

**Members in Attendance:** Jeff Mann

#### **I. Bridge**

##### **A. Egress road development - encouraging good civic behavior**

**Discussion** - Discussed in Closed Session

**Action** - Board members to send suggestions to Jor by email regarding being good neighbors to our neighbors who have given us an egress over their land.

## B. Responses and questions collected:

### Discussion

At the time of the Board of Directors (BOD) meeting, there were 40 responses to the most recent survey regarding the bridge. Here are the suggestions from BOD members regarding the number of responses:

- Wait for more responses
- Post the survey on the CS&B Facebook pages to gather further input.
- Share an approved script on the CS&B Facebook pages, encouraging members who have not yet participated in the survey to do so.

The CS&B board has historically refrained from social media. A follow-up email will be sent. We will also explore putting the survey link behind the CS&B website log-in and then directing people there via a Facebook post. This felt like a reasonable mid-point without engaging on social media. The post would be without any comments.

The Budget Committee will be apprised of the recommended assessment approaches and amounts from and results of the most recent bridge survey during their meeting on May 10, 2025, to understand the community's opinions and inform the budget discussions.

The BOD President also mentioned that when structuring the annual meeting, it is important to consider that some members will have read the bridge information while others will not, to avoid redundancy for some participants.

Community Member asked, "Does the Board or the Budget Committee decide on funding for the bridge?"

Answer: The Budget Committee makes recommendations that are reviewed by the Board of Directors, who may adjust them if necessary. Afterward, the entire Board votes on the budget that will be presented to the community at the annual meeting. It may be beneficial to separate the Bridge funding from the rest of the budget in the annual ballot. This possibility will be presented to the Budget Committee and further discussed at the June Board of Directors meeting.

## II. Approve Minutes from April meeting:

Report - Minutes have been sent out to the BOD

Discussion

BOD member wanted to change “To date, just over 50% of members have responded.” to “To date, just over 50% of members whose place on the boat rack was empty at the end of August have responded.” on page 5 of the April Minutes.

Action/Motion - Approve the minutes of the April 2025 Board of Directors’ Meeting.

Proposed: **Sherryl Hitte**      2nd: **Rob Steinberg**  
Approved: **Unanimously**      Opposed      Abstained

**III. Treasurer Reports**

Report -Attachments forwarded and reviewed by BOD before meeting.

Discussion

- We are currently waiting for the savings account bank statements. After a bank merger, CS&B is now banking with **Camden Bank**. Camden Bank offers the following:
  - **Savings** statements are issued **quarterly**.
  - **Checking** statements are issued **monthly**.
  - **An Activity Report** can be **requested** for the **Savings Accounts** monthly.
  - The treasurer will need to call the bank each month to obtain the Activity Report.
  - The next posted **Savings** Statement will be issued in July.
  - These bank statements are reconciled against the bookkeeping statements as a matter of financial controls.

CS&B needs to open another account to ensure we do not exceed the FDIC insurance limits.

Motion - Open an account at Capital One for the Catastrophic Fund

Proposed: **Jor Molchan**      2nd: **Rob Steinberg**  
Approved: **Unanimously**      Opposed      Abstained

Action - **Eileen and/or Jor** will look into and open an account at Capital One for the Catastrophic Fund

Motion: Approve the April Treasurer's Report

Proposed: **Dave Hathaway** 2nd: **Jen Riley**

Approved: **Unanimously** Opposed Abstained

Process and appropriate notice period for arrears:  
Report

Currently, when the arrears are published, on the CS&B website on the Members page, they include

1. Lot number
2. Name
3. CS&B Address

Discussion:

After some discussion, it was agreed to continue to publish the arrears, including the same information listed above on the Members Only Page of the CS&B website

Motion: Publish arrears on the Members' Page of the CS&B website to include: Lot number, Name, Address, and amount.

Proposed: **Jen Riley** 2nd: **Sherryl Hitte**

Approved: **Unanimously** Opposed Abstained

Action - **Jor Molchan** will work with **Eileen Lennon** to publish arrears on the CS&B Members' page.

## **V. Budget Committee Preview**

### Report

The Budget Committee is a group of members who make funding recommendations for each line item in the CS&B budget based on their review of last year's budget and the projected needs of the community for the upcoming year.

The budget is divided into the following:

Operating Budget, Capital Accounts, (Bridge Funding)

### Discussion

The recommended assessment approaches and amounts from the most recent bridge survey will be shared with the Budget Committee.

A member of the Board of Directors (BOD) suggested that, due to the expenses related to the bridge, we should consider reducing spending as much as possible in other areas of the budget, particularly in the capital expenditure category. It was pointed out that this approach had been attempted in the past and resulted in funding challenges. To proceed effectively, it was emphasized that we need to carefully evaluate and identify budget areas where reductions can be made without compromising our overall goals.

There may be a future discussion about the use of the Catastrophic Fund. It was noted that this fund was originally established for the bridge. However, the term "Natural Disaster" limits the potential uses of the fund.

Action/Motion - None at this time.

## **VI. Committee Reports**

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

#### Report

1. Plans and permits for the first project of the season have been issued.
2. There is another set of plans that needs to be reviewed.
3. Jen explained the online permit tracking system used by CS&B.

#### Discussion -

A community member mentioned that the Tamworth Fire Chief is required to conduct inspections on new buildings.

Action - **Jen Riley** said that she would look into this.

### **B. Beach - Cristin McGrath**

#### Report:

The Learned family is currently working on the docks. Friday, they shopped for supplies and are in the process of replacing all wood boards with Trex boards.

#### Discussion

- Cristin M. will check the current status of the swim platforms with Vincent Adamoyurka, another committee member. The goal is to have the pontoons down at the beach by Thursday, May 22, 2025, before Memorial Day Weekend. They should be ready to be placed in the water during the clean-up on Memorial Day Weekend.

- Additionally, it was noted that the AED has been returned to the shed.
- Finally, it was also mentioned that the refrigerator in the shed should be turned on at least one week before the Memorial Day Weekend clean-up.

Actions:

**Sherryl Hitte** is to order a picnic table from Home Depot  
**Cristin McGrath** - Confirm with **Vincent Adamoyurka** that the pontoons will be delivered to the beach on Thursday, 5/22  
**Member of the Beach Committee** to turn on the refrigerator.

**C. Beach Erosion - Dave Hathaway**

Report:

Dave H. and another BOD member met with representatives from Stoney Ridge at the beach during both the fall and spring. Dave provided an update on this collaboration, explaining that Stoney Ridge was hired to plan and secure the necessary permits to address erosion on the beach.

Dave outlined the essential work required in the beach parking area, as well as the beach itself. A final proposal from Stoney Ridge is expected within the next few weeks, which will clarify the project costs.

Since permits are valid for five years, if CS&B is unable to complete the work this year, the association will still have the opportunity to do so within the permit's validity period.

Discussion None at this time

Action/Motion - None at this time

**D. Bridge - Dave Hathaway** - discussed above

**E. Firewise - Bob & Ellen Greenberg** - no update

**F. Logs of Emails & Phone Calls - Jor Molchan, Eileen Lennon**

## Report

- i. Email log - [see attached](#)
- ii. Phone log: 13 Calls
  1. 4 title companies
  2. 4 dues
  3. 2 wrong numbers
  4. 1 interested in property

Discussion - None

Action/Motion - None at this time.

## G. New Member Packet - Paula McNiff

### Report

Members of the committee - Paula McNiff, Ellen Greenberg, Peg Smith, Sherryl Hitte

Both versions of the packet have been reviewed. We will proceed with printing after this meeting, with the goal of having the completed products by the end of the month. Folders and tabs for the printed edition are being ordered. The digital version of the packet will be uploaded to the website soon.

### Discussion

A BOD member inquired whether there was information in the packet regarding the dump and the process for obtaining a permit.

Answer: Yes, the information can be found in the section titled "Transfer Station."

It was suggested to include content about the back 44 and the importance of being a "good neighbor" to the landowner of the egress.

Answer: We will add this information to the digital version.

### Actions - Paula to get the packet printed

**Paula and the committee** are to add a section to the digital packet regarding the back forty and being a good neighbor

**Paula and the committee** are to assemble the printed packet.

**Sherryl H./Jor M.** will upload the digital version to the website soon.

## H. Parks & Rec - Marisa Corvese

### Report

Memorial Day pre-planning

Not too many people from the board on the signup

### Discussion:

The reimbursement process for CS&B purchases was discussed. It was noted that, from an audit perspective, it is more complicated when Community members or Board of Directors (BOD) members purchase approved items and then request reimbursement. Instead, it is preferable to pay for these items directly from the CS&B accounts whenever possible. One BOD member emphasized the importance of having a clear reimbursement policy/documentation for CS&B.

Regarding the food for the Memorial Day clean-up, Marisa Corvese will review the budget before making any food purchases for the Memorial Day Cookout occurring after the cleanup.

A BOD member expressed appreciation to Cheryl Gannon for creating the SignUp Genius for tasks related to the clean-up.

### Actions:

- **Jen Riley** to create a reimbursement policy and/or documentation for the BOD to discuss and debate
- **Marisa Corvese** needs to order mulch next week (Week of May 12)
- **Marisa Corvese** will purchase food for the Memorial Day Cookout.

## I. Roads & Maintenance - Dave Hathaway

### Report

John Roberts has graded the roads and plans to make further improvements before Wednesday, May 14, 2025, when Calcium Chloride will be applied at around 7 AM. The road signs have been reinstalled, and the ground around them has been properly shaped.

Discussion None

Action/Motion - None at this time

## **J. Stickers Beach - Eileen Lennon**

### Report

Eileen L. mentioned she doesn't have any stickers yet.

She will be at the beach parking lot during the Memorial Day Weekend Clean-up to distribute stickers and passes.

### Discussion

The CS&B BOD does not give the entire membership new stickers every year.

- New members get stickers for their vehicles and guest passes.
- If a member purchases a new vehicle, they need to get a new sticker.

Action- **Eileen Lennon** will be at the beach parking lot area for the distribution of stickers and guest passes during the Memorial Day Cleanup.

## **K. Stickers/Passes/Boats - Cheryl Gannon**

### Report

Discussion - None

Action/Motion - None at this time

## **L. Website - Sherryl Hitte/Jor Molchan**

### Report

Additional information about the bridge has been added to the website since the last BOD meeting.

Arrears will be put in the member-only section of the website

Discussion - None

Action - **Jor Molchan, Eileen Lennon, and Sherryl Hitte** to put the arrears on the Members Only page of the website.

## **M. New Business**

### **1. New Board Member Orientation Packet**

An inquiry regarding the status of the New Board Member Orientation Packet was made by a BOD member. It was decided to postpone any presentation of the packet until **Ashley Sweeney** can attend a Board meeting in person.

2. **Dave Hathaway** -

- a. Encourages each board member to email **Jor Molchan** with five ideas on how to be a good neighbor to the landowner who is allowing the egress on their property
- b. Observed that the piles of pine needles and other debris disposed of by members of CS&B in the back 44 area may pose a fire hazard. Members may need to use the stump dump for disposing of pine needles around their homes instead of placing them in the designated area in the back 44. Please note that using the stump dump may be costly. **Jor Molchan** will consult with Bob Greenberg, CS&B Firewise liaison, to gather suggestions regarding the proper disposal of pine needles.

**VII. Adjourn 11:09 AM**

Action/Motion - Motion to adjourn the meeting

Proposed: **Sherryl Hitte**      2nd: **Jor Molchan**

Approved: **Unanimously**      Opposed      Abstained

Respectfully Submitted,

***Paula A. McNiff***

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Secretary, CS&B Club Association