

**Hubbard Beach Association**  
**Membership Meeting**  
**Saturday, May 24, 2025**

The meeting was called to order at 11:35 AM. HBA President Paul Arnstein presided over the meeting. 21 members were present. The officers and members introduced themselves.

**Secretary Report - Melissa Stevenson**

- The minutes from the Saturday, August 17, 2024 meeting were briefly reviewed without questions or concerns.
- Vote to approve minutes was unanimous.

**Treasurer Report – Sadie Fowler**

- Checking account balance \$8,188.53.
- CD balance \$6,850.96.
- Total of 142 Homeowners – 98 members (paid for 2025) 44 members (unpaid for 2025). In response to a question, Ms. Fowler said that 69% of the members have paid their dues for 2025.
- Cash available (without CDs) \$3,869.86.
- Vote to approve Treasurer's report was unanimous.

**President's Report – Paul Arnstein**

- **Follow-up from last meeting:**
  - The sand permit has been approved for 10 cubic yards of sand over the course of 5 years. We will plan on spreading 5 cubic yards (of the total 10 cubic yards) of sand this year.
  - The Meredith Fire Department now has emergency access to the beach gate, so the gate should never be blocked. We are on the list for a dry hydrant.
  - All up to date HBA documents (digital and printed) have been located and put in the safe deposit box at Meredith Village Savings Bank. Thank you to everyone that helped with gathering the documents. Ms. Griffiths commented upon some of the interesting historical documents. Mr. Arnstein noted that he can get historical documents to any individuals that are interested.
- **Elections for terms expiring this year:**
  - **President:** Paul Arnstein's term expires in August, but he is willing to stay on. Others may be nominated (2-year term August 2025 - August 2027) and the vote will be held at the August 2025 meeting. No additional nominations received to date.
  - **Secretary:** Melissa Stevenson's term expires in August, but she is willing to stay on. Others may be nominated (2-year term August 2025 - August 2027) and the vote will be held at the August 2025 meeting. No additional nominations received to date.

- **HBA Director:** Sue Griffiths' term expires in August, but she is willing to stay on. Others may be nominated (5-year term August 2025 - August 2030) and the vote will be held at the August 2025 meeting. No additional nominations received to date.
- **HBA Director/Beach Chairperson:** Since Ken Taylor has moved, there is an immediate opening for this 5-year position. No nominations received to date. The Association would like to thank Ken Taylor for his years of dedicated service to HBA. This position is covered by the officer/director insurance.
- Nominations for all positions may be submitted ahead of the August 2025 meeting when elections will be held. In response to a question, Mr. Arnstein said that nominations will be open through the summer, but the Beach Chairperson position is needed immediately.
- **Volunteers needed for Beach Chairperson and Beach Committee responsibilities:**
  - Sign posting & maintenance
  - Swim floats (placement/removal). We already have volunteers to put in the swim floats.
  - Beach Monitor Program
  - Periodic inspection of beach area property and report needs to the Board
  - Any individuals that are interested can speak to the officers/directors for more information
  - Sign-up sheet for weekly beach monitoring was available at the meeting. Reach out to Mr. Arnstein if you would like to volunteer for a beach monitor week. Beach monitor responsibilities will be sent out to volunteers prior to their chosen week. If you notice an issue, you can politely say something and then report the issue to the directors.
  - A Beach Committee is need as soon as possible, please contact Paul Arnstein.
- **Official Communications:**
  - Officers and Committee Chairs may reach out to members. Property owners within the HBA defined geographic area may request to "opt-out" of HBA communications, but you cannot "opt-out" of the annual information sent with dues notices. Please contact the Treasurer to update our database if there is a change to the contact person or address to send the annual information.
- **Update Beach Rules:**
  - The existing year-round rules were clarified to emphasize that Hubbard Beach is private property and emergency access must be maintained by not blocking the gate for fire department access to the ramp. Mr. Arnstein discussed some incidents that occurred over the winter. The Fire Chief suggested we put up a sign that says "Do Not Block – Emergency Access" on the gate.
- **Projects in Process:**
  - Reviewing/revising bylaws and Committee structure
  - Member information and Leadership orientation manuals being revised
  - Updating the website
  - Replenishing the beach sand and consider changing the sign on the gate

### **Social Committee Report – Sue Griffiths**

- Wine social is scheduled for June 21<sup>st</sup>
- Summer BBQ tentatively scheduled for August 16<sup>th</sup> (after the association meeting)
- The committee is meeting soon and additional information will be sent out after the meeting.
- In response to a question, Ms. Griffiths said that herself, Debbie Walker, Caren Arnstein, Chris O’Hurley and Irene Santaniello are currently on the committee. She noted that they will gladly accept additional volunteers.

### **New Business**

- A thank you card/letter will be drafted and sent to the Taylor’s to thank them for all of their contributions to HBA over the years.

### **Please mark your calendars:**

- **Membership Meeting: Saturday, August 16<sup>th</sup>**

Meeting was adjourned at 12:15 PM

Respectfully submitted, Melissa Stevenson - HBA Secretary