

**Hubbard Beach Association
Membership Meeting
Saturday, August 17, 2024**

The meeting was called to order at 11:05 AM. HBA President Paul Arnstein presided over the meeting. 25 members were present. The officers and members introduced themselves.

Guest Speaker – Lieutenant Josh Latulippe of the Meredith Fire Department

- Dry Hydrant Discussion
 - This topic was brought up for discussion to possibly lower fire damage risk and home owners insurance rates (by improving the town's ISO rating).
 - The closest water source is currently the dry hydrant located in Cummings Cove.
 - The fire department would like access to Hubbard Beach in case of a fire emergency
 - A dry hydrant would be preferred, alternatively, a secure lock (only accessible to the Fire Department dispatched to an emergency) on the gate could provide access without affecting the HBA lock or HBA members access to the boat ramp.
 - In response to questions:
 - Mr. Latulippe said that a dry hydrant is a non-pressurized hollow PVC pipe placed below the frostline from 20 feet offshore to a 4-6-inch pipe on land (e.g. near the gate) that firefighters can attach to a pump to draw water to their hoses or trucks that store water to take to the fire (see picture below).
 - They would prefer that the dry hydrant be put past the gate (closer to the road), but that could cost more for excavation.
 - Mr. Latulippe said that it could be difficult to access the dry hydrant in the winter depending on placement of the hydrant due to snow.
 - Mr. Latulippe said that the dry hydrant would allow for trucks to shuttle water from Hubbard Beach instead of from Colony Club in response to a fire.
 - The association thanked Mr. Latulippe for his time.
- Action: Attendees supported at least granting the Fire Department access to our ramp via the secure lock option (Board approval sought if > \$200), while costs and grants available to install a dry hydrant are explored. Mr. Arnstein will contact the Chief with the association's request.

Secretary Report - Melissa Stevenson – The minutes from the Saturday, May 25, 2024 meeting were briefly reviewed without questions or concerns. Vote to approve minutes was unanimous.

Treasurer Report – Kevin Boyle

- Checking account balance \$4,069.86
- CD balance \$6,623.43
- Total of 142 Homeowners - 121 members (paid for 2024) 21 members (unpaid for 2024). These numbers are similar to last year's numbers despite the dues increase from \$25 to \$50.
- Cash available (without CDs) \$3,869.86.
- The treasures report and meeting minutes will be posted on the association website.

- If there are unpaid dues when invoices are sent out early in the year, unpaid dues for the prior year are included on the invoice. Regarding consequences of unpaid dues (response to a question), Mr. Boyle indicated we don't request keys be returned, but social event RSVPs are checked against the unpaid dues list, as those are open to members in good standing.
- The association thanked Mr. Boyle for his 8 years of outstanding, dedicated service to HBA.

Treasurer's report was unanimously approved.

President's Report – Paul Arnstein

Elections:

Vice President: Tom Donahue was unanimously voted HBA Vice President for another 2-year term (August 2024 - August 2026)

HBA Director/Beach Chairperson: Ken Taylor was unanimously voted HBA Director/Beach Chairperson for another 5-year term (August 2024 - August 2029)

Treasurer: Sadie Fowler was unanimously voted HBA Treasurer for a 2-year term (August 2024 - August 2026)

Follow up on items from May meeting:

- We are still in the process of completing a permit application for additional sand. The previous application was granted in 2005 and has expired.
- There was only positive feedback about the adjustment to the boat ramp. No issues have been reported.
- The damaged trees, discussed at the May association meeting were removed in June by Pemi Treeworks who matched the \$1,800 bid by Chippers and completed the work within 2 weeks.
- Mr. Arnstein compiled digital and printing documents; storing them in our safe deposit box at Meredith Village Savings Bank. We are still working on tracking down some additional minutes and financial statements.

New Business

- There were a couple of instances of witnessed chair damage from inappropriate use; and 1 broken chair was unwitnessed. The Board requested reimbursement/replacement fees from responsible homeowners of \$30 per chair. Chairs were replaced using fees paid to HBA. Report any witnessed misuse or damage to chairs hubbardbeachassociation@gmail.com.
- Our non-profit information will need to be updated in 2025. We are in the process of updating the manual, bylaws and welcome packet. Ms. Griffiths has completed the welcome packet and will present it to the Board at their meeting in September. Please let her know of any new homeowners. The welcome packet will also be added to the association website.
- There is a Board of Directors meeting scheduled for September 14th. Some items that the Board plans to discuss are:
 - Updating our non-profit status, bylaws, welcome packet and manual to reflect the current structure of the Board and committees; and other updates as appropriate.
 - Dry Hydrant and fire department access
 - Locating missing files to be added to the documents secured in our Safe Deposit Box.

- Ms. Griffiths will look into a bill that was passed several years ago (with the help of the late Senator Carl Johnson) about the cove being named Hubbard Bay.

Beach Chairperson Report - Ken Taylor

- Mr. Taylor thanked everyone who helped out with monitoring the beach.
- Mr. Taylor briefly commented upon the instances of vandalism (broken chairs). If you notice anything going on, please send an email to hubbardbeachassociation@gmail.com. Ms. Stevenson monitors this email account.
- Social Events Schedule
 - Wine Social was a success.
 - Ice Cream Social (Ben and Jerry's) is this afternoon at 3:30 at the beach. Preregistration was required. The boat ramp will be closed from 3:00 to 5:00.
 - There are also informal social gatherings every Sunday evening at 5:00 pm. They have been really fun.
 - Ms. Walker, Ms. Griffiths and Ms. O'Hurley will be taking over organizing the social events going forward.

Many thanks to the Taylors for all their hard work over the years.

Please mark your calendars:

- **Membership Meeting and beach cleanup: Saturday, May 24th**

Meeting was adjourned at 12:01 PM

Respectfully submitted, Melissa Stevenson - HBA Secretary

