

CHOCORUA SKI & BEACH ASSOCIATION

ANNUAL MEETING

September 19, 2015

Called to order at 9:30 a.m.

OPENING REMARKS:

President, Mike Pazzanese welcomed everyone at 9:30 a.m.

President Pazzanese asked that the agenda be followed and if there were any questions regarding new business or old business to keep the questions for that subject

President Pazzanese asked the membership to join in the Pledge of Allegiance.

President Pazzanese advised the membership that there was paperwork at the back of the hall for their information including finances, meeting minutes, treasury reports, committee reports and copies of letters to the non-payers. He also asked that all cell phones but placed on silent.

President Pazzanese asked that the Board members introduce themselves. Members present were Fred Doane, Vice President, Del Orndorff, Treasurer, Betty Butler, Secretary and members Kim Cullins, Bob Drohan, Bob Greenberg, Jeff Mann, Curt Morris, Mary Pepin, Carol Mallette-Tonken, and Phil Sheehan. All the women who were helping with the check-in and voting also introduced themselves.

President Pazzanese told the members that a new voting process was being initiated which will be similar to the way we vote at the polls. Members were asked to hold on to the ballots they picked up at the check-in and after voting they were to personally return to the check-in and submit their ballot so that it could be checked off.

President Pazzanese thanked the members of the Board for all their hard work this year. He also thanked members in the audience who are always there to help and volunteer their time for anything that needs to be done. He explained that the volunteers keep down the cost of managing the association.

FINALIZATION OF THE BUDGET FOR 2014/2015:

President Pazzanese explained that Treasurer, Del Orndorff will go over each line item on the budget.

General Operating Budget:

Roads & Maintenance - \$14,000.00 Budgeted:

President Pazzanese explained the budget discrepancy shown on the budget sheet was because one of the bills paid was from last year and received late.

Scott Birth asked about better maintenance on the roads. Cal Carpenter also stated that the roads were in poor shape this year. He wanted to know why the roads weren't graded in a timely manner. President Pazzanese explained that this year was difficult because of the lack of spring rains. He explained that because of the lack of rain, the roads could not be started in May because it would have been a waste of time and money, like mixing cement without water. They have tried to take care of some of the washouts at certain places in the association. Bob Drohan also spoke about the road maintenance. President Pazzanese said that next year they intend to do the perimeter roads with a "Coleman Mix" which is more expensive but lasts longer. Scott Birth also mentioned that speed on Trask Road also damages the surface.

Dick Lennon congratulated the Board in signing a three year contract for plowing and asked if we shouldn't try for a three year contract on road maintenance. President Pazzanese said they would look into that. He also requested that the speed bumps be placed and staked down.

Donald Pepin asked why more money isn't used for the roads. He requested that we not reduce the budget. President Pazzanese explained that there is money in the budget for the roads and any money collected from the non-payers is going into a special account which can be used for roads.

Phil Sheehan mentioned that the speed bumps, even when staked down, will loosen and make the speed bumps move. Most people don't even slow down for the bumps.

Bob Drohan went over the bill for the roads to explain the charges.

A member asked what we can do about speeding. She was advised to call the police and report driving to endanger as our 10 mph cannot be enforced for speeding. It is better if you can get the license plate number. A member suggested more stop signs to slow people down.

Cal Carpenter expressed his disappointment that the Board did not put down more speed bumps this year and waited too long for the ones that were put down. He felt that it was a safety issue. Phil Sheehan told him that they are in back of the shed and anyone who wants them can put them down. Another member suggested that Cal might want to volunteer to put them down next year. President Pazzanese again explained that we need volunteers to help with all these projects.

Vice-President Doane explained that if any member should have a problem, they should call a Board member and the person in charge of that committee will take care of it.

A motion was made to approve the \$14,000.00 budget for Roads and Maintenance which was seconded and passed.

Snow Plowing - \$14,000.00 Budgeted:

Mike Reddy requested that we look into having the town plow our roads. He was told that if he wants to spearhead that committee that he is welcome to do that.

President Pazzanese explained that this was a very snowy winter and the first year for our new plow people. He felt that they did a good job. While plowing, there were a couple of fences knocked down by the playground. They notified us and fixed them.

A motion was made to approve the \$14,000.00 budget for Snow Plowing which was seconded and passed.

Administrative Assistant - \$5,280.00 Budgeted:

A member asked why the budget was decreased and it was explained that some of the duties that used to be mailed are now put on the website such as the newsletter, and annual meeting minutes and that Mike is now doing the website so those jobs are no longer done by Gina.

A motion was made to approve the \$5,280.00 budget for the Administrative Assistant which was seconded and passed.

Security - \$4,400.00 Budgeted:

A member asked where the budgeted money for security goes if we do not now have a security person. The membership was asked for their opinions on how to handle the security position. The Neighbor Watch was mentioned and the members were asked to be diligent and when they see something that does not look right that they either call the police or report it to someone on the Board. It was mentioned that Fred Doane and a retired policeman had shown interest in the job. Since Mike had not heard back from the retired policeman Fred was suggested. Some members expressed that they would feel better with security. It was recommended to vote the budget in place and if we don't get a security person, the money would be used for paying for hiring a policeman to cover holiday weekends if needed.

Most of the membership was in favor of hiring Fred Doane and allowing him to be paid regardless of the fact that he is a Board member because they wanted someone to contact if there should be a problem.

A motion was made to approve the \$4,400.00 budget for Security which was seconded and passed.

Miscellaneous Inflation & Labor - \$\$5,000.00

There was a brief discussion with regard to this line item

A motion was made to approve the \$5,000.00 budget for Miscellaneous Inflation & Labor which was seconded and passed.

Real Estate Taxes - \$4,995.00 Budgeted

Brief discussion on what we have to pay in real estate taxes.

A motion was made to approve the \$4,995.00 budget for Real Estate Taxes which was seconded and passed.

Insurance General - \$4,000.00 Budgeted

Brief discussion and description of what we have for coverage.

A motion was made to approve the \$4,000.00 budget for Insurance General which was seconded and passed.

Legal - \$4,000.00 Budgeted

President Pazzanese outlined the legal expenses we incurred this year because of the recertification of the Association. The expense was more than we anticipated but everything was filed and the Association was recertified. This will not have to be done for 20 years.

A motion was made to approve the \$4,000.00 budget for Legal which was seconded and passed.

Utilities - \$2,400.00 Budgeted

Dick Lennon mentioned that a light was out at the playground and Mary Pepin made a call and the electric company came out to change it.

A motion was made to approve the \$2,400.00 budget for Utilities which was seconded and passed.

Beach & Rec. /Pond Monitoring - \$2,000.00 Budgeted

President Pazzanese explained the costs for the new moorings, 3 new buoys, chain and other stock needed for the rafts.

Dick Lennon thanked Fred Doane for replacing the tetherball at the playground and for mowing the playfield. He also wanted to know if any provisions have been made to repair or replace the boards at the tennis court. He also wanted the Board to look into the erosion on the beach. President Pazzanese said that they have already tried to reinforce the erosion near the boulders on the beach but that we will look into the overall repair. He also said that the boards at the tennis court are on the list to be done.

Cal Carpenter asked that the ball field be maintained on a regular basis. He was also concerned about the tick problem and suggested that a sign should put up to notify people that ticks are prevalent here. President Pazzanese explained that most people are aware that ticks are out there and should be able to protect themselves. He will also look into having a local landscaper cut the grass.

A motion was made to approve the \$2,000.00 budget for Beach & Rec. /Pond Monitoring which was seconded and passed.

Officer's & Director's Liability Insurance - \$2,000.00 Budgeted

Del Orndorff outlined the coverage for this insurance policy.

A motion was made to approve the \$2,000.00 budget for Officer's & Director's Liability Insurance which was seconded and passed.

Office Supplies/Computer - \$1,200.00 Budgeted

President Pazzanese outlined the plans for buying a new laptop computer for the Association.

A motion was made to approve the \$1,200.00 budget for Office Supplies/Computer which was seconded and passed.

Refreshments/Annual Social Events - \$725 Budgeted

A motion was made to approve the \$725.00 budget for Refreshments/Annual Social Events which was seconded and passed.

President Pazzanese advised the membership that Curt Morris was resigning from the Board for personal and family reasons. He was thanked for two years of service and wished the best for him and his family as he had to leave the meeting early.

Capital Management Accounts and Active Money Market Accounts - \$4,000.00 Budgeted

A motion was made to approve the \$4,000.00 budget for the Capital Management Accounts which was seconded and passed.

Active Money Market Accounts - \$800.00 Budgeted

Dick Lennon asked how the Firewise money was spent this year and it was explained that because of the amount of brush that had to be chipped this year the total cost was \$1,000.00.

President Pazzanese thanked all the volunteers who came out to help with the chipping. Without the volunteers the cost would have been a lot more.

Phil Sheehan asked that we clean up the area down by the tennis court to get rid of some of the chips that are piled up. He was advised that this was discussed with Jeff Tavares who will be mowing the playfield,

A member asked what they can do about neighbors who do not clear their land which causes a fire hazard problem. She was told that if we should have a fire in the Association that the firemen would probably not even try to save the house and would go on to another house where the lot was clear and try to save that one. It was also mentioned that the insurance company of one of the members told him that he should cut down several trees to avoid a hazard. All members should be pro-active in keeping their lots clear of brush and not have wood up against their homes.

A motion was made to approve the \$800.00 budget for the Active Money Market Accounts which was seconded and passed.

Annual Dues and Special Assessments - \$250.00 for Year

The Annual Dues of \$28.00 with the Special Assessment of \$222.00 total \$250.00 for years 2015/2016.

COMMITTEE REPORTS

Firewise Committee:

Bob Greenberg told the membership that we have met the criteria and have been approved for another year in the Firewise Program. He asked that if any member has done any cleaning of their property that they go on the website and fill out the form with their time so that we can get credit for the time put in.

Architectural Committee:

Fred Doane advised that a couple of garages have been built and a shed. There are also plans for new homes.

Recreation Committee:

Del Orndorff advised that all maintenance was done on the playground, basketball court and tennis court.

Roads Committee:

Bob Drohan gave a short update on the roads advising of the materials that he brought in this year and that at the end of September the roads will be cut back of brush.

Bob Drohan also explained his program going forward for the roads.

Ken Clayton asked about cleaning out the drains. He stated that he is trying to get someone to come in to clean them out and that is why we do cut-outs now instead of the drains because of the maintenance costs.

Fred Doane let the membership know that when trees go down in the Association that we have to hire someone to take them away as the town considers the roads in the Association private roads and they won't come out, even in an emergency situation. If a tree should go down on a power line, the electric company will come out to clear away the tree and restore the power.

Beach and Pond Committee:

Carol Mallette-Tonken, chairman of the committee, addressed the members with regard to the pond and beach and the improvements done. She thanked Sue Doane and Mary Pepin for their help this year. She spoke about the importance of volunteers to help with some of the maintenance at the beach such as painting tables and steps. She reported that the pond monitoring was on-going and the levels have been good. She advised that her report could be found at the back of the hall.

Carol asked that if members were not using their boat racks that they notify her so she can assign them to someone who needs one. Carol also said that all boats must be taken off the racks by Columbus Day.

They also announced that the rest of the docks were being removed from the water this afternoon and they needed volunteers.

It was mentioned that the rafts went into the water late this year and that the third raft never was put in. It was explained that the third raft never went in because it needed all new moorings, chains and other things necessary to set it in. Fred Doane made up all the moorings by mixing cement into buckets. The buoys and chains had to be purchased and by the time all the moorings were made it was the end of July and there was no point in

putting out the raft for one month. Again, we would need volunteers to help with a project like this.

Pristine Pazzanese said that she called several places to secure a price for putting in the rafts and possible we will have to pay someone next year to put them in the water.

Vinny Adamoyurka said that he would bring down his machine to pull out the rafts.

Voting for Board Members:

Mike asked all the candidates to say a few words before the voting takes place.

Each candidate stood and said a few words about themselves and why they wanted to be voted to the Board.

Before the lunch break, Peg Huddleston asked the members to visit the new park across from the Chocorua Post Office next to the dam. Evidentially a small park was created for the people of Tamworth.

BREAK FOR LUNCH 12:20 P.M.

MEETING RESUMED AT 1:15 P.M.

President Pazzanese thanked all the ladies for the lunch.

Voting Results:

The following four board members were voted in for three years: Betty Butler, Bob Greenberg and Mike Pazzanese. David Craig will fill Curt Morris' position. Bill Labadie will be first alternate and Leo O'Neill will be second alternate.

Re-Certification:

President Pazzanese advised the membership that the Recertification of the Association has been filed and that we are certified for the next 20 years.

Actions Moving Forward for Non-Payers:

President Pazzanese advised the membership that he has permission to notify the membership of the non-payers. The following is a list of non-payers:

- Sandra Hall – Lot on Remick Dr.
- William Cashman – House on Indian Trail
- Maurice Davis – House on Stevenson;
- Kenneth O'Neil – Six lots on Mather;
- Richard Patterson – House on Stevenson

Carol Houghton – House on Indian Trail
Donald Austin – House on Trask;
William Bryce – Lot on Remick Dr.. A payment of \$84.00 received this week;
Joseph Nicosia – House on Tewksbury;
Leann Sorensen – House on Mather;
William Swift – Two lots on Nickerson;
Mary & Maroon Norman – House on Stevenson.

The following pay only \$28.00

Edward Cianci – House and lot on Mason;
Gayle Margren – House and lot on Indian Trail;
Joan Piotti – House on Mather;
Frank Dinsmore – Lot on So Chocorua River Drive;
Karla Young – Lot on Bickford Way;
Edmund Wall – Lots on Mather and Mason.

After the announcement of the names, there was discussion from the members indicating their displeasure with regard to the people who do not pay their share. President Pazzanese indicated that additional legal actions will be discussed.

By-Law Subcommittee Recommendations:

President Pazzanese reminded the membership that last year it was suggested that some of our By-Laws be revised and changed to bring them up to date. The membership was asked to vote on the recommendations submitted and pass them on to the women for counting.

Motion was made to accept the recommendations as presented which was seconded.

There was discussion with regard to the changes. President Pazzanese went through each recommendation separately.

After the counting of the votes, the recommended changes were passed.

NEW BUSINESS

Service Dogs:

It was mentioned that someone had a dog on the beach during the day and when spoken to, informed the person that the small dog was a service dog. It was suggested that we research what it means to be a service dog and what is required and whether or not a certificate must be provided. We will look into the issue and if necessary will post a sign at the beach with the requirements to bring their service dogs to the beach. It will also be posted on the website.

Audit:

The annual audit is scheduled for October 17, 2015 at the home of Gina Morse. The members who volunteered to conduct this audit were Scott Martel, Doug Connolly, Chad Pelletier and Bill Labadie.

Pavilion:

Del advised the membership that the Pavilion is on hold until our attorney can advise as to the legality of building one according to our deed.

Mail Delivery to Association Properties:

The subject came up again about the possibility of having mail delivered to the homes in the Association rather than having to buy a post office box. Kim Cullins spoke on the issue and reminded the members of the expense involved to have the necessary equipment built to have this happen. It was decided that it would be too expensive.

2015/2016 Bills:

The membership was notified that the bills this year will show the member's town lot numbers as shown on their tax bills to bring the town and association information in line. It was realized that some of the lots in the association had been combined both legally and illegally. The membership was told that if anyone had lots that had been combined by the Municipality, that there was a deadline to separate them and that they would need to contact the town to do this. If the lots were combined by the owner, they cannot be divided.

Next year's Annual Meeting is scheduled for September 17, 2016.

Motion was made to adjourn the meeting which was seconded and passed.

Meeting adjourned at 2:45 p.m.

Respectfully submitted,

Betty Butler
Secretary