



CHOCORUA SKI & BEACH CLUB ASSOCIATION

ANNUAL MEETING

SEPTEMBER 16, 2017

Called to order at 9:15 a.m.

BOARD MEMBERS PRESENT:

Michael Pazzanese, President
Fred Doane, Vice President
Bob Greenberg, Treasurer
Betty Butler, Secretary
Cindy Carpenter
Bob Drohan
Sherryl Hitte
Eileen Lennon
Mary Pepin
Carol Mallette-Tonken

BOARD MEMBERS AWAY WITH NOTICE:

David Craig
Philip Sheehan

OPENING REMARKS:

President Pazzanese addressed the members present with general instructions and reminded anyone who had not checked in, to do so.

President Pazzanese advised the membership that Kenneth Myra on Indian Trail and Barbara DiMaio on Tewksbury Drive had passed away this year. He asked that we hold a moment of silence for them and all our military serving around the world.

President Pazzanese asked that all the board members introduce themselves. He advised the membership that all the Committee Reports could be found on the back table but asked that each Committee Lead speak about what was done this year.

Beach:

Carol Mallette-Tonken reported that work was done on the beach this year to help with the erosion. Paint was purchased to paint the docks, tables and shed. She announced that she was leaving the board and thanked everyone for their help. Dick Lennon thanked her for all the work she did with the beach and the erosion control. He suggested that we purchase a few more boat stands for the beach which was tabled for new business.

Parks & Recreation:

Cindy Carpenter reported that the playground was raked and pieces of equipment were painted and that the merry-go-round needs another coat of paint. She addressed the basketball court and playfield. She advised the membership of the problems with the tennis court. She stated that she wanted to thank Dick Lennon, publicly and for the record, for his work for the bricks at the Veterans Memorial Park. She felt that he should be credited for his coordination, inscription and installation of the bricks. There was mulch and donated plants that were added to the park. She noted that Mr. Lennon had written a report that could be found at the back of the room.

Firewise:

Bob Greenberg spoke about the changes in the Firewise program. He stated that the name of the program had been changed to Residents to Reducing Wildfire Risk. He stated that we had 73 volunteers documented for the Firewise/Memorial Day Clean-Up. He mentioned that fire permits were given out on that day. The fire volunteers issuing the permits did go out and inspect the fire pits for all the applications and one permit was denied for not complying with the rules. We are down about \$500.00 in credits for the program. These credits are given in response to any work that has been done in the association that would decrease the chance of fire. There are reports on the website that can be printed out and completed for any work that you may have done on your property to clean up. The reports should be turned in so that we can receive credit for the time spent. We are still the only community in New Hampshire that qualify for the program. Dick Lennon asked what money is left in our account. Bob stated that there is still \$5,300.00 in the account left from our original grant. We have not received any further money for the last several years and he didn't expect that we will. Dick Lennon requested that we use the money next year to have the chipper come in to clean up the waste that is collected. President Pazzanese stated that the Firewise program was never designed to have homeowners clean the brush out of their yards and bring it to a drop off spot. Any brush cleaned up from the yards can be brought to the transfer station. Out of the \$5,300.00 left in the budget, most of it is money that we have put in the fund over the years. The

forms that are completed and given to Bob Greenberg with regard to work done in member's yards are kept on file and if at such time the government is giving out money we will have proof of our credit due.

Building Committee:

Fred Doane reported on what was built this year in the association. There is a new house being built at the corner of Mather and Tewksbury. The paperwork has been submitted and the foundation is in. He stated that there were a couple of garages built this year and proper notice was given to the Building Committee. There were a few decks that were replaced. He stated that if you have any questions about building, please refer to the website or call him or Sherryl Hitte. He reminded everyone that the temporary structures are not permitted in the association. He also reminded the members to be aware of the boundary lines if they are planning to build. He referred them to the website to get the correct off-set for building. Fred spoke to the importance of volunteerism. Sherryl Hitte informed the members that there were forms up the back if anyone is planning to build.

Roads:

Bob Drohan advised that the roads were put out for bid. Out of the three applications sent out only one person responded. We were quoted \$14,500.00. That was grading at least twice and new material for two roads. Those roads were McGrew and Mather. More gravel was brought in. Due to the rain storms that we have had lately, that there are a few areas that have ruts. He stated that since the population of the association has gone from weekenders to full time residents the traffic has greatly increased to include a lot more delivery trucks creating pot holes. He is looking for a way to fill the holes and compact them. He said that every time we bring in a grader it costs \$3,500.00 to \$4,000.00. We could probably bring in the grader and roller twice a year but we are working on a \$15,000.00 budget for road maintenance this year and he wants to find a way to keep within the budget. He mentioned the drain that was put in on Jewell but in the winter it is a problem with plowed snow. He advised the members that last year 25 concrete drains that we have in the association were cleaned out. That cost \$2,500.00 to \$3,000.00. That will have to be done every two years. In regard to the cut outs, every year these need to be cleaned out and materials put down to fill in the low areas such as Bay Lane where the excess water goes onto the road. We also need to bring in a sweeper every spring when the snow is gone to sweep all the asphalt that's above the bridge. If not done, silt accumulates on the asphalt so that it doesn't drain. If all these things are not done the problems get worse and more costly to fix.

Quickbooks Administrator:

President Pazzanese stated that we no longer have an Administrative Assistant. In July, we hired Raelene Gauthier on Remick Road to be our Quickbooks Administrator. Data entry, data extraction, generating reports and keeping our records are her duties. We went in another direction for all the other work needed to be done. In your By-Law folder you can see the different duties of each of the executive board members. We took some of the duties that the Administrative Assistant used to do and divided them up amongst the board members. He explained what duties were assigned to each member. We are happy to welcome Raelene as she is extremely knowledgeable as to Quickbooks and we know that some of the reports generated look a little different but they should be easier for everyone to read. This program makes all the financials transparent so that everyone knows where stand.

Fred Doane stated that when we purchased Quickbooks, nothing was set up in the program. Everything had to be programmed to meet our needs. The person who coordinated that process was Pristine Pazzanese. Pristine set up the programs to meet our needs and he wanted to thank her for all her work.

Betty Butler addressed the membership with regard to volunteers. She thanked Cindy Carpenter for her kind words of thanks to Dick Lennon but she wanted to thank publicly and on record that there are many, many members of this association who volunteer their time without public recognition. She stated that 95% of the work done to keep the association looking good is done by volunteers which enable us to keep our dues and assessments low. She started with thanking the board members who are always there especially Mary Pepin who goes beyond her position as a board member. Mary is always down at the beach picking up trash and fireworks debris so that we won't step on them. She stated that our president, Mike Pazzanese, at his own expense, purchased and spread the materials needed to fix the cracks on the tennis court. Bob Drohan, Bob Greenberg and Phil Sheehan are always available for any projects that need to be done. Fred Doane is not only available for any project but he also supplies the equipment a lot of the time. Another person that she mentioned was Matt Casey who brought in his own equipment and with the water donated by Peg Huddleston; power washed our bridge which saved us a lot of money. She also mentioned Russell Hitte who also helps and makes his equipment available. She wanted everyone to know that Pristine Pazzanese saved the association about \$4,000.00 last year by getting us set up with the new computer system. She traveled back and forth from Haverhill to Tamworth at her own expense. A few others she wanted to thank were Joe Cullins, Keith Osborne, Jim Hapenny, Jeff Ell and his boys, John Lacey, Jack and Joan Myatt. She stated that she knew that there were many, many more that she hadn't thought of but

wanted to thank anyone she had forgotten for all their time to help keep the community the special place it is to live.

Bob Greenberg told the membership about the transparency of the Quickbooks system.

President Pazzanese reiterated what Betty Butler had said explaining that it is not just one person. As he explained, it is usually all the same faces we see when things need to be done. He did say that this year there seemed to be a lot of new faces which is encouraging as it makes the projects a lot easier. He also thanked all those who have helped.

BUDGET:

President Pazzanese explained that the budget is compiled by all the committee member leads that input what they will or will not need for the following year. We then compile all those figures into a budget which is discussed by the board.

Roads and Maintenance (Budget \$15,000.00):

President Pazzanese reported that about half of our budget every year goes to the roads and maintenance. About \$30,000 is spent on the maintenance of the roads and the plowing of snow. Last year's budget for roads was \$15,200 and it is anticipated that this year we would need \$15,000 after all the numbers come in by the end of this month.

After much discussion as to the expenditures and the work to be done on the roads which included cutting the brush on the sides of the roads, a motion was made to accept the budget of \$15,000 for roads and maintenance. The motion was seconded and passed.

Snowplowing (Budget \$14,000.00):

President Pazzanese explained that we are in our third year of our snowplowing contract. He stated that he met with the plow people yesterday to go over what needs to be done for the coming winter. A motion was made to accept the \$14,000 budget for snowplowing. The motion was seconded and passed.

Quickbooks Administrator (Budget \$1,500.00):

President Pazzanese stated that our Quickbooks Administrator, Raelene Gauthier, is paid \$125.00 a month which totals \$1,500 for the year. We did build in an extra \$300 in case she is asked to do extra work. We have asked for \$1,800 for next year.

A motion was made to accept the Quickbooks Administrator budget of \$1,800 for next year. The motion was seconded and passed.

Security (Budget \$1,000.00):

President Pazzanese stated that we did not budget any money for security last year which was probably an oversight as we did spend some money this year for security with the police officers. We did budget \$1,000 for the upcoming year which should cover six details with the officers which would be Saturdays or Sundays.

It was asked if having the police officers there was helpful in keeping outsiders from using the beach. President Pazzanese stated that it was helpful. They checked out the cars for stickers on the cars or the display of visitors passes. For the most part there were no issues this year with outsiders.

Bob Greenberg asked the membership if there was anyone there that would like to have people other than our members use the beach. Of course, the answer was no, so he said that it is up to all of the members to keep an eye out for people that they feel don't belong and suggested that if it could be done in a nice way, ask them if they live in the association if there is no sticker on their car or a guest pass. He felt that members should be pro-active. It was also stated that members who rent their properties are responsible to see that their renters are aware of our rules and provide them with a visitor's pass. Betty Butler suggested that a letter go out to the members outlining the responsibilities of members who rent their property.

Donald Pepin asked how the new guest passes will be monitored. President Pazzanese stated that unless your yearly dues are paid that no sticker or visitor pass will be issued. If neither of these are present, there is a great possibility that the car will be towed at the owners expense.

Pristine Pazzanese suggested that a blanket e-mail go out to the members stating that effective January 1, 2018, the orange guest passes are no longer valid. A new green pass can be obtained by calling the association phone number leaving your name and address so that one can be mailed to you. President Pazzanese asked that this subject be followed up under new business.

It was asked if we could fine members who rent their property resulting in the renters not complying with the rules of the association. It was explained that we could not fine but we should probably call the owner when there is a problem just to notify them how important it is to inform the renters of our rules and restrictions.

Del Orndorff asked if the guest passes have the owner's name or address on them. It was stated that there is a line for this information to be written.

It was asked what can be done when people are having wild parties until all hours of the night or shooting off fireworks way passed the quiet time. The response was to call the local police or the state troopers.

President Pazzanese asked that we stay on the subject and asked if there was a motion to approve the security budget for \$1,000. A motion was made, seconded and passed.

Miscellaneous Inflation and Labor (Budget \$3,000.00):

President Pazzanese stated that we have budgeted \$3,000.00 for Miscellaneous Inflation and Labor. A motion was made to accept, which was seconded and passed.

Real Estate Taxes (Budget \$5,500.00):

President Pazzanese reported that we have budgeted \$5,500.00 for real estate taxes this year. He stated that you never know when the taxes may increase. A motion was made to accept the real estate budget, which was seconded and passed.

Insurance – General (Budget \$4,325.00):

President Pazzanese reported that we have budgeted \$4,325.00 for General Insurance. A motion was made to accept the Insurance budget which was seconded and passed.

Legal (Budget \$4,000.00):

President Pazzanese stated that we anticipate that the legal would be the same as last year as we have a legal issue pending. President Pazzanese summarized the issues of the case for the membership.

A motion was made to accept the \$4,000.00 which was seconded and passed.

Utilities (Budget \$2,500.00):

A motion was made to accept the Utilities budget for \$2,500.00. The motion was seconded and passed.

Beach & Recreation/Pond Monitoring (Budget \$5,000.00):

President Pazzanese explained that the money spent this year was required to address the erosion problem at the beach. A contractor was brought in to stabilize the boulders on the beach which had become a safety issue. The boulders were relocated

and a material was put down on top of a silt barrier to limit the water washing away the sand.

Dick Lennon asked if any provisions have been discussed about new or improved equipment for the playground. President Pazzanese stated that new equipment will be discussed by the board members but this budget is just for maintenance.

Someone asked if there would be any more steps to make the area going down to the beach less rocky and ruddy. He was told that there will be other steps taken to help with the erosion problem.

A motion was made to accept the budget for Beach & Recreation for \$5,000.00. The motion was seconded and passed.

Officer's & Director's Liability Insurance (Budget \$2,100.00):

President Pazzanese stated that we do not expect to need any more money than we did last year for Officer's & Director's Liability Insurance.

A motion was made to accept the \$2,100.00. The motion was seconded and passed.

Office Supplies/Computer/Website (Budget \$1,000.00):

President Pazzanese said that \$1,000.00 should be sufficient to cover costs for office supplies for the coming year.

He also explained that up until now our website was paid for through a debit card. He has spoken with a representative from "Go Daddy" who told Mike that they will accept electronic payments. As a result, the debit card will be cancelled and the payments will be done by electronic transmission and will be reflected in Quickbooks.

A motion was made to accept the \$1,000.00. The motion was seconded and passed.

Refreshments Annual/Social Events (Budget \$775.00):

A motion was made to accept the \$775.00 budgeted for Refreshments Annual/Social Events. The motion was seconded and passed.

Capital Management Accounts:

Donald Pepin made a motion to accept the total Capital Management Accounts in the amount of \$5,000.00. The motion was seconded and passed.

Active Accounts:

President Pazzanese briefly went through the active accounts.

A motion was made to accept the \$500.00 budgeted for the Firewise Savings which was seconded and passed.

Fred Doane thanked President Pazzanese for all the work he has done to collect almost \$7,000.00 in arrears funds in the past two years.

A motion was made to accept the total amount of the Active Accounts in the amount of \$500.00. The motion was seconded and passed.

A motion was made to accept the total amount of the 2017/2018 Chocorua Ski & Beach Club Association budget in the amount of \$65,000.00 with the annual dues of \$28.00 and Special Assessments of \$222.00 totaling \$250.00. The motion was seconded and passed.

BREAK

A motion was made to take a ten minute break and resume at 11:15 a.m. The motion was seconded and passed.

RESUMED AT 11:20 A.M.

Voting Issues:

Item 2 - Article 8 Section 2:

President Pazzanese explained the changes made to Article 8 Section 2 of our By-Laws as voted on by the annual meeting of 2016.

A motion was made to accept the wording change. The motion was seconded and passed.

Item 3 - Tennis Court:

President Pazzanese explained Item 3 on the list for voting. He read the proposal of \$52,000.00 to replace the tennis court and explained the Board's opinion with this regard.

There was much discussion with regard to the tennis court and options we have to repair it. There were many other suggestions as to whether or not we should use it

for other games, such as pickle ball, etc. and make it multi-purpose as suggested by Dick Lennon. There was discussion on both sides as to what should be done. Fred Doane asked Cindy Carpenter to go over two other options available. She stated that to fill the structural cracks and the hairline cracks and touch up the required areas with the color and touch up the lines the cost would be \$3,077.00. This was the cost given to her a year ago. To fill the structural cracks and the hairline cracks and the total area would get a filler and then two coats of a textured substance and then repaint the lines. The cost for that option would be \$9,824.00. She said that the \$52,000.00 would be replacing the whole tennis court using our existing fence. She also mentioned that she got a price for resurfacing the basketball court which was \$4,500.00. President Pazzanese explained that we have the authority as a board and the money to decide to go with one of the first two options but that to replace the entire tennis court for \$52,000.00 would require approval of the whole membership.

After 40 minutes of discussion, President Pazzanese asked that we move on with the meeting.

Voting of Board Members:

Each member up for election stood and said a few words on their own behalf. Some were very humorous.

President Pazzanese explained that Carol Mallett-Tonken will be stepping down this year because of personal reasons with one year left on her term. She was thanked for all the great work she has done on the Beach Committee.

Pristine Pazzanese stood and nominated Jeff Forsythe to be a write in on the ballot. This nomination was seconded and passed.

Dick Lennon nominated Mary Pepin, who was not on the ballot for reelection, to fill the one year spot left by Carol Mallett-Tonken.

President Pazzanese requested volunteers to count the votes. Mike Reddy, Dick Lennon and Bob Cox were chosen.

BREAK FOR LUNCH: 12:07 P.M.

MEETING RESUMED: 1:05 P.M.

President Pazzanese thanked all the women for the lunch.

He asked for volunteers to help pull in the docks after meeting.

Mike mentioned that Joe Cullins has had a lot of medical issues this year that were very serious but was happy to report that he is doing well.

Voting Results:

Item 1: Budget Passed 87 Yes, 1 No

Item 2: By-Law Change Passed 75 Yes, 9 No, Blanks 4

Item 3: Tennis Court Defeated 84 No, 5 Yes

Board Member Results:

Fred Doane 76 Votes

Bob Drohan 69 Votes

Phil Sheehan 63 Votes

Del Orndorff 61 Votes

Write-Ins:

Mary Pepin 12 Votes for one year position

Jeff Forsythe 8 Votes – Alternate

President Pazzanese thanked the vote counters and all those who helped with signing people in.

NEW BUSINESS:

Steve Gauthier asked if there was any way we could assess people who rent the property because there have been some problems with renters. President Pazzanese explained that our deed will not allow it. He stated that he would talk to our attorney.

There was a question as to whether those who rent are subject to room taxes paid to the state of New Hampshire. Mike said he will speak to attorney about what our rights are regarding people who rent their homes. Most people felt very strongly about people who rent their homes without proper vetting and not advising their renters of our association rules. They would like to know what rights we have.

Mike Reddy asked how many people are in arrears and how many only pay \$28.00.

ARREARS LIST:

List for Fiscal Year 2016/2017 Members & Non-Members:

Geoffrey & Edmund Mallet – Home on South Chocorua River Drive

George Koufos – Lot on Trask Drive

Ingmar Realty Trust LLC – Lot on South Chocorua River Drive

Joseph Nicosia – Home on Tewksbury Drive
Sandra & Kenneth Myrer – Home on Indian Trail
Leeann Sorensen – Home on Mather Drive
Lim & Tammy Dharma – Lot on Tewksbury Drive
Maroon K. Norman – Home on Stevenson Drive
Maurice (Butch) & Jan Davis – Home on Stevenson Drive
Sandra M. Hall – Lot on Remich Drive
William Cashman/Denise Morin – Home on Indian Trail

List of Fiscal Year 2016/2017 Non-Members Who Pay Dues ONLY:

Carol Houghton – Home on Indian Trail
Edmund Wall – Lots on Mason Drive & Mather Road
Edward Cianci – Home and Lot on Mason Drive
Frank Dinsmore – Lot on Nickerson Drive
Gayle Thomas – Home and Lot on Indian Trail
Karla Young – Lot on Nickerson Drive
Joan Piotti – Home on Mather Drive

There were many questions as to what can be done about the people who do not pay their fair share to live in the association. President Pazzanese stated that we will follow up in any legal way we can to rectify this situation.

FIREWORKS:

The subject of fireworks was addressed. Many people feel that fireworks should not be shot off at the beach because of the debris that is left behind. The ball park was mentioned because of the flat surface that could be cleaned up a little easier. Quiet time was mentioned because some people seem to think that shooting off fireworks at 11:00 p.m. or midnight is acceptable. Our quiet time is 10:00 p.m. There was some discussion about banning them all together. There should not be any fireworks shot off on days when the fire danger is high. There were a lot of strong opinions with regard to this subject which will probably be taken up in next year's annual meeting.

Sherryl Hitte made a motion to ban fireworks from all common areas owned by Chocorua Ski & Beach Club Association. Sherryl's motion was seconded and passed.

Mike Pazzanese made a motion to put the fireworks issue on the list for next year's annual meeting. Fireworks - Yes or No. This motion was seconded and passed.

OTHER QUESTIONS:

A member asked if there was anything we can do about people that come up the hill from under the bridge and do not stop for the stop sign that is there. It was suggested that maybe that wordage could be added to an outgoing e-mail.

Doug Connolly asked if his side set back could be 10 feet. He was told that the set back is 20 feet from the road and the snowmobile trail is considered a paper road which would be the continuation of Mason Drive. Since the snowmobile trail is considered a road the set back is 20 feet. He wants to build a garage at some point and would need the footage. President Pazzanese said he would look into it as it is part of our deed.

Dick Lennon advised the membership that if members would like a veterans or family brick he would have to order 40 or more bricks in order to keep the price at \$25.00 each. Anyone wanting a brick or bricks must have their request in before April 1, 2018 in order to have them ready for the Memorial Day Ceremony. If you are interested in a veteran's brick, they are 4" x 8" & may have 3 lines for the name, rank, date, site of service & military insignia. There is no charge for veteran's bricks. Family bricks are the same size, with the limitations of 3 lines of text & an insignia of your choice. Family bricks are \$25.00 each. Please make checks out to "Richard Lennon", 203 East Chocorua River Dr., or mail to PO Box 174, Chocorua, NH, 03817. For further information about brick inscriptions or any other questions, contact Dick Lennon at 508-523-4336.

There was a lengthy discussion with regard to whether or not members who have not signed a covenant should be eligible to serve on the Board of Directors. There were many opinions. The subject was tabled and will be taken up at another time.

Bob Drohan addressed the membership regarding speed bumps. Anyone who wants a speed bump in front their house can get them at the shed but they will have to be responsible for the maintenance of that speed bump. The speed bump must be nailed down and monitored so that the spikes don't come loose as this may cause damage to someone's car.

The 2018 Annual Meeting will be held at Runnells Hall on Saturday, September 15, 2018 at 9:00 a.m.

A motion was made to adjourn which was seconded and passed.

Meeting adjourned: 3:50 p.m.

Respectfully submitted,

Betty Butler