

CHOCORUA SKI & BEACH ASSOCIATION

ANNUAL MEETING

September 11, 2010

Called to order at 9:15 a.m.

OPENING REMARKS:

President, Bob Pariseau welcomed everyone at 9:15 a.m. informing the membership that the meeting was being recorded and requested that the members speak up when a question is asked so that the question can be recorded clearly.

There was a moment of silence for the 911 victims and all our military on this 9th anniversary of the 911 attack.

President Pariseau assigned two members to count ballots.

President Pariseau requested that the seated board members introduce themselves and tell the membership, in a few words, about their responsibilities. After the introductions, President Pariseau thanked the Board for their work with a special thank you to Mary Currier for all her work as Administrative Assistant.

ACCESS/HANDICAPPED RAMP:

President Pariseau addressed the membership with regard to the access/handicap ramp to the beach. He stated that, as requested by the Annual Meeting last year, we did get a bid with regard to constructing the access/handicap ramp. Leonard Builders of North Conway was contacted and presented their bid for \$23,000.00. He explained that we now own the plans drawn up by Leonard Builders for the ramp and that stakes and tapes were laid out at the beach to show where the ramp would begin and end. It was explained that the ramp would have to be built according to governmental rules and regulations and because of that reason, 170 feet of ramp is required. Cal Carpenter of South Chocorua River Drive asked about our liability having taken the steps and if we are we locked into it. President Pariseau explained that our attorney said we bear no liability. Donald Pepin of Remick Drive asked about materials being used and was told that all construction would be with pressured-treated lumber and all materials required by the ADA rules. Mr. Doucette asked about wheelchairs in the sand on the beach. President Pariseau explained that we do not have any responsibility to get them to the water. Victor DeGroot asked how many handicapped members we have in the Association. President Pariseau stated that there are three or four handicapped members and there may be some renters. Mrs. Doucette asked about lifeguards and was told that we do not have lifeguards on duty but there is a sign posted that no lifeguard is on duty and members are responsible for their children and that they do swim at their own risk. Mrs. Reilly asked about the Board's recommendation. President Pariseau explained Budget A and Budget B which was outlined on the paperwork given to the membership that would determine the yearly dues

with and without the ramp. Mr. Doucette asked if anyone in the audience rents to handicapped people. John Swenson explained that his relative, who is in a wheelchair, told him that she realizes that not every situation can be addressed for the handicapped. There was more discussion with regard to getting handicapped people to the beach. Ken Clayton of Remick Drive advised membership of the possibility of the kids using the ramp for recreation and other liability. Dick Lennon advised the membership that the path to the overlook will be made more accessible for viewing the beach if a handicapped individual wanted to see the water and take in the view.

The membership voted on which budget they wanted, Budget A or Budget B. There were 0 votes for Budget A, and Budget B was unanimously voted in which eliminated the funds for the ramp.

2011 ANNUAL BUDGET GENERAL OPERATING BUDGET

Snow Plowing:

President Pariseau explained the contract with George Ricker for plowing the roads. There was discussion with this regard. A motion was made to accept the \$14,000.00 budgeted which was seconded and passed.

Roads and Maintenance:

President Pariseau told the membership about work done on McGrew Drive with regard to drains that have been put in and explained that we have a lot more work to be done on drains. He went on to explain that the roads will be graded and brush along the side of the roads will be cut back in preparation for winter. A question was asked about a water truck. Bob Drohan (Chairman of Roads Committee) explained the problems with dirt roads. He explained that in order to soak the roads to prevent dust would be an ongoing process, would cost more money and after an hour the road dries out. More drains are going to be installed and the drains already installed will have gravel put in place. Victor DeGroot asked about the asphalt being maintained and sealed. Eileen Lennon asked about putting asphalt on Mather Road or other intersections. Bob Drohan said he would look into prices. He also explained that tarring the roads would not only be very expensive but could run into environmental problems and the grading might flood the individual driveways. Jack Myatt of McGrew Drive asked about re-grading in front of his house because his driveway floods. Bob Drohan told him that George Ricker is going to come in and cut the road down to eliminate the problem. Jack Myatt made a motion to purchase 12 more speed bumps. Bob Greenberg asked who speeds and why we can't police ourselves. It was suggested that we ask speeders to slow down when we see them. Discussion continued for a while on speeding issues. No definite solutions were accomplished. President Pariseau asked Mr. Myatt to withdraw his motion for the speed bumps and promised that 12 more speed bumps will be purchased for next year. There was more discussion regarding where the speed bumps should be placed and whether there should be double speed bumps at each location. It was mentioned that utility trucks, UPS trucks and other vendors that use our roads for deliveries do speed. A suggestion

was made to send letters to these vendors about the speed limit at Chocorua Ski & Beach Association.

Mike Pazzanese (Chair of the Neighborhood Watch) suggested that members should report habitual speeders to the Neighborhood Watch. A motion was made to accept the \$25,000.00 as budgeted which was seconded and passed.

Fire Wise and Emergency Road:

The Fire Wise program was explained to the membership. A motion was made to accept the \$1,000.00 budgeted which was seconded and passed.

Insurance:

Insurance policies were discussed. A motion was made to accept the \$4,000.00 budgeted which was seconded and passed.

Security:

President Pariseau notified the membership of the car break-ins in the association and what was stolen. There were approximately 20 of these break-ins. GPS systems, money and other items were stolen out of cars that were not locked. The members were reminded to lock their cars at night and not leave things of value around. President Pariseau explained that the budget increase of \$200.00 in this category is for the purchase of radios so that members on the Neighborhood Watch can communicate. Donald Pepin requested that the \$200.00 be removed from Security and moved to the Miscellaneous Budget so as not to confuse the amount with payroll. There was further discussion with regard to the possibility of installing security cameras. A motion was made to accept the \$8,200.00 budgeted as shown which was seconded and passed.

Administrative Assistant:

Motion was made to accept the \$5,000.00 budgeted which was seconded and passed.

Real Estate Taxes:

Motion was made to accept the \$4,000.00 budgeted which was seconded and passed.

Beach & Recreation:

Dick Lennon (Chairman of Beach and Recreation Committee) explained the budget and needs. A motion was made to accept the \$3,000.00 as budgeted which was seconded and passed.

Pond and Maintenance:

Dick Lennon advised membership that the testing this year was good. The beach did not need to be closed this year at all. A motion was made to accept the \$700.00 as budgeted which was seconded and passed.

Office Supplies:

A motion was made to accept the \$1,600.00 as budgeted which was seconded and passed.

Legal:

President Pariseau updated the membership with regard to the legal issues.

A motion was made to accept the \$4,500.00 as budgeted which was seconded and passed.

Officer and Directors Liability Insurance:

A motion was made to accept the \$1,600.00 as budgeted which was seconded and passed.

Utilities:

A motion was made to accept the \$1,700.00 as budgeted which was seconded and passed.

Refreshments/Annual Meeting:

A motion was made to accept the \$450.00 as budgeted which was seconded and passed.

Computers:

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

Annual Social Events:

A motion was made to accept the \$425.00 as budgeted which was seconded and passed.

President Pariseau thanked all the people who help with the social events and the planting of flowers to beautify our Association.

Miscellaneous and Inflation:

A motion was made to accept the \$4,624.11 as budgeted which was seconded and passed.

Membership agreed on the General Operating Budget of \$80,274.11. A motion was made to accept the \$80,274.11 as budgeted which was seconded and passed.

President Pariseau went over Items 3 and 4 on the Official Ballot for voting purposes.

President Pariseau asked all the members running for the Board of Directors to say a few words before the voting. That was done and the ballots were collected.

President Pariseau broke for lunch at 12:45 p.m.

Meeting resumed at 1:45 p.m.

Results of Voting:**Item #3:**

Change to By-Laws limiting one member of each household to serve on the Board of Directors at any one time was unanimously approved

Item #4:

Change to By-Laws moving the annual audit to be done at the end of the fiscal year which

is September 31 was unanimously approved.

Peg Huddleston, Melvin Fall and Rosemarie Boudreau volunteered for the audit.

Vincent Adamoyurka, Dick Lennon, Del Orndorff and Leo O'Neil were voted to the Board of Directors.

President Pariseau thanked Guido Lippo for all his past years as a member of the Board of Directors. He also thanked the ladies who helped with the luncheon and the ballot counters who counted the votes during the lunch break.

BUDGET (continued) **CAPITAL MANAGEMENT ACCOUNTS**

Catastrophic Emergency Fund:

A motion was made to accept the \$1,500.00 as budgeted which was seconded and passed.

Docks and Floats:

A motion was made to accept budget as shown with no money added which was seconded and passed.

Tennis Court:

A motion was made to accept the \$2,000.00 as budgeted which was seconded and passed.

Playground Equipment:

A motion was made to accept the budget as shown with no money added which was seconded and passed.

Playfield:

President Pariseau discussed the playing field and our needs for fill and equipment. He also asked if there was anyone in the membership who does architectural work, stone work or anyone who would be helpful in sitting down and discussing or outlining a plan for the playfield with regard to how it should be designed, i.e. depth of soil, drainage, parking and other issues. Please contact him if you can help with this or if you know someone who can.

A motion was made to accept the \$2,500.00 as budgeted which was seconded and passed.

Bridge Cover:

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

Emergency Water Line:

President Pariseau explained the need for a cistern for water to enable the fire department to get water for fire emergency. He spoke with the Fire Chief who highly recommended continuing our efforts to reach this goal. He stated that the Fire Chief would help if any money should become available from FEMA or other places.

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

The membership voted to approve the Capital Management Accounts Budget.

A motion was made to accept the \$7,000.00 as budgeted which was seconded and passed.

President Pariseau explained that there is approximately \$10,000.00 left from unused funds for projects not completed this year which will reduce the requested money for next year and will bring the total 2011 budget from \$87,274.11 to \$77,274.11. The \$77,274.11 divided by the 281 lots brings the total dues for 2011 to \$275.00.

A motion was made to accept the 2011 annual assessment of **\$275.00** which was seconded and passed.

NEW BUSINESS:

Del Orndorff proposed to do a study for the building a pavilion for social events. He will chair a committee consisting of Don Pepin, Phil Sheehan, John Lacey, Jim Doucette, John Swenson and Donna Forbes to research the project.

President Pariseau asked the membership for donations to put up a flag pole in the Association. The cost for this flag pole could cost anywhere from \$800.00 to \$1,000.00. He mentioned that some people have special flags that they may want to fly in honor of a family member when they are staying here. Donations of any amount would be greatly appreciated to complete this project.

Dick Lennon was looking for volunteers to help remove rafts from the water on Sunday. He also would like more cooperation from the residents with regard to consideration of others by keeping the party noise to a reasonable hour, and picking up their trash when leaving the beach. It is important to clean up the residue from fireworks that have been set off on the beach in the evening as they are sharp and children and members can be hurt when using the beach.

All boats must be removed from the beach by Columbus Day.

A question was asked with regard to filing a report with the Neighborhood Watch. Mike Pazzanese (Chairman of the Neighborhood Watch) outlined how to make a report and how to submit it.

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

Meeting adjourned at 1:30 p.m.

Respectfully submitted,

Betty Butler, Secretary