

**CARA
SPECIAL MEETING
July 6, 2019
10:00AM**

In Attendance:

Ellen Rawlings, Mary Chase, Glenn Pinckney, Anthony & Elizabeth Sarracino, Dan Williams, Elsa & Bob Johnson, Barbara Goodick, Bob Monk, Bill Dowey, Peter Rawlings, Pete & Nancy Beeley, Mal & Mary Scott, Lorraine Finnigan, Wayne Keefner, Sue & Wes Chadwick, Tony & Cindy Rainha, Jenn & Glenn Pinckney, Todd & Jake Sevigny, Brian Doyle, Dan & Terry Buggy, Tammy & Bob Scott, Jerry & Linda Quinn, Michael & Michelle Dunn, Kim Pinard, Patricia Hanafin, Madeline Hanafin, Sue & Mike Tenney, Jim & Kim Keenan, Nancy Dowey, Paul Thompson Sr., Paul Bemis, Marc & Susan D'Orvilliers, Maura & Dan Bouchard, Ernie Richards, Sharrol Gianatassio, Donna & Joe Chisholm, Bruce Dorner, Dan Bouchard, Cindy Manning, John & Deb Kaplafka, Colleen & Craig Tanguay, Donna & Glenn Huot,

President, Ellen Rawlings, presented a technical review of by-laws, rules, and governance documents to the association. This technical review is to discuss the rules revision and to make language appropriate, clear, and precise to all members.

No votes will be done today. This is a discussion only for member feedback, and to go through the modification process. On August 24, it is expected that a vote will be held.

If a member would like to change a particular rule or make a particular change to a rule or language to a rule, they must present a written submission and have at least ten (10) members (of good standing) sign the valid proposed change and present their change or changes to the committee by July 27, 2019. These proposed changes will be presented and voted on at the 10:00AM, August 24, 2019, CARA meeting. Proposed modification must indicate where it would be inserted and/or the language to be replaced.

One technical correction was identified by Lorraine Finnegan to Bylaws Article VII, Section 3. Replace including with include in the 3rd sentence.

Comments and Clarifications on the Proposed Governing Documents were as follows:

1. Bill Dowey recommended a modification to the rule for the CARA overflow parking lot. He recommended that if a member would like to have a friend or family member park in the lot for a family gathering for a short period of time, that they may be granted a temporary waiver for their friend or family member to park there. As well as other requests for a waiver that may include home construction, paving, etc.
2. Bill also suggested that because the roads leading to the beach and parking lot are town owned roads, unrestricted, non-registered/unlicensed children using golf carts should not be allowed due to a liability and safety issue.
3. Bob Monk asked if by-laws have been reviewed by legal counsel. Ellen Rawlings responded that they have not yet been reviewed by outside counsel.
4. Bob Monk recommended a change to the tent restriction at your residence. He mentioned that he would like to perhaps have a tent up for a night to tent out with his grandchild overnight and would not want that to be restricted. Ellen mentioned that the tent rule is an existing rule

and that the intention of that rule was for the association to not become a "tent city". Having a tent out with family for a short amount of time would not be a problem.

5. Lorraine Finnegan suggested that a change to the verbiage on Article 12, Section 1, (Liability for the Committee) is vague and it is unknown who is covered and the Article may need some clarification.

6. Joe Chisholm explained that the Liability Insurance for the Committee has insurance coverage up to \$1M for Officers, Amenity Manager, and extends to Special Committee (anyone acting on behalf of CARA under the CARA umbrella).

7. Paul Bemis discussed that the Board has focused on common areas in the past. By-laws are difficult to enforce. Land use enforcement of all our neighbors use is always defaulted to the town of Bristol. The Board has no ability to enforce, enforcement has always been a tricky one. Land use has not been significantly changed, if the board is unable to enforce why put that information in the by-laws.

8. Bruce Dorner stated that the language is in there to protect existing owners, not to diminish that they are not permissible, the towns regulations are more stringent.

- The process for a member not of "Good Standing":
 - a. A polite request is given
 - b. Failure to comply is given
 - c. Commence litigation

9. Bruce Dorner stated that if a property is in a trust, please provide a copy of the trust to the committee with Owners/Trustee's names.

10. John Murphy made comment that if he met the towns standards and restrictions for building a garage or additional living space it is the town of Bristol that determines all of that as well as the NH State building laws.

11. Tony Sarracino stated that Item B (land use) in the original covenant stated that a home had to be built on a slab of concrete or pier. This is not true as of the proposed covenants. The same idea in regards to recreational trailers. Today, individuals have a number of recreational vehicles that need to be on a trailer in their yard such as: boat, jet ski, snow mobile. The intent was to put some kind of a limit to protect the current property owners.

Ernie Richards stated that there are too many rules and regulations.

Ellen ended the meeting and stated that these changes are clarifications, and are not meant to be restrictive, but to protect everyone's investment in their property, enhance our enjoyment of the lake, and to maintain an aesthetically pleasing neighborhood, and ensure we all get along.

Motion to adjourn was seconded, and approved.