CARA Fall Meeting

August 28, 2021

10:00 AM

Those present: Craig and Colleen Tanguay, Audrey & Kevin Hogan, Mike & Sue Tenney, Andrea & Bill Powers, Liz & John Miller, Nancy & Pete Beeley, Dan & Melissa Williams, Beverly & Scott Kenney, Bob & Elsa Johnson, Donna & Joe Chisholm, Patricia & John Terreault, Mel & Mary Scott, Peter & Ellen Rawlings, Cindy & Tony Rainha, Glenn Pinckney, Wayne Keefner & Lorraine Finnegan, Mike & Michelle Dunn, Bruce & Nancy Dorner, Karen & Paul Bemis, Felicia & Frank Rooney, Patrice & Bill Madigan, Kathy & Dan Willey, Brian & Heather Doyle, Kyle & Mary McNamara, Linda & Jerry Quin, Noopy & Dave DeRose, Mary Chase, Tammy & Bob Scott, Cynthia & Nolan Manning, Dan & Terry Buggy, Kim & Bob Pinard, Eddie & Brittany Galvin, Paul & Kelsey Thompson, Paul & Susan Thompson, Chris & Alana Dros, Tony & Elizabeth Serracino, Donna & Glenn Huot, Dan Bouchard, Scott O’Connell, Karen Boyd, Charlie Parillo

The meeting was called to order by President Joe Chisholm at 10:03. He welcomed everyone and invited new neighbors Chris & Alana Dros to introduce themselves (Murphy property on Castle Lane).

Ellen Rawlings informed the membership that Ann and Mel Milender had recently moved to an assisted living facility and passed around a clipboard for everyone to sign and offer well-wishes. The MIlenders were instrumental in the beginnings of Camelot Acres and have lived here for over 47 years.

Old Business

The minutes from the spring 2021 meeting were approved unanimously.

Treasurer Sue Tenney reviewed the previously distributed financials and reviewed upcoming work in the association. The report was approved unanimously.

Boats – Bob Scott reported that everyone who had requested mooring space this summer had been accommodated. There have recently been some small repairs made to the dock.

PWCs – Glenn Huot reported that he was able to accommodate everyone who wanted to have PWC’s in the water this year.

Lockers – Craig Tanguay reported two turnovers this summer (Rossetti and Murphy). There are more people on the waiting list. Cost of materials right now made it very expensive to replace doors at this time so he will revisit this in the spring. Lorraine Finnegan gave Craig some designs that she and Wayne Keefner had developed that would allow the building of more locker units.

Small Boats – The new racks have increased our capacity by 25%. Sue was able to accomodate everyone but there is a wait list at this point. Please be sure your name is written on the bottom of your boats.

Webmaster – Dan Bouchard reported that email addresses seem to be up to date, but if you are not getting communications from CARA please contact him to be sure he has your correct contact information. He reminded everyone that there is no password needed to access the website (except for address lists).

Events – Brittany Galvin reviewed the many successful events that had occurred this summer. Next weekend is the annual Labor Day potluck dinner and Rock ‘N Roll Bingo. Thanks to everyone who participated and helped out with events this summer.

Beach - Upcoming projects include tree removal, drainage, and road repairs

Joe thanked all the Amenity Managers and outgoing secretary Karen Boyd for their hard work and presented them with tokens of appreciation.

Joe introduced the Nominating Committee, Cindy Manning, Ellen Rawlings and Noopy DeRose. Cindy nominated Brittany Galvin as the new secretary. Her nomination was approved unanimously.

New Business – By-Law Changes

Joe introduced the process we will use. Scott O’Connell will moderate the discussion and asked for civility and courtesy.

Article X (Small Boats)

Joe explained the proposed by-law. One amendment was offered by Lorraine Finnegan. The amendment suggests we remove the last line of Section 6d “Assignee sells their CARA property and does not purchase another CARA property within 6 months.”

Paul Thompson spoke against the amendment, Mike Tenney asked if there could be a “grace period”. Felicia Rooney wondered about the wording “the Board” as there is no CARA Board. Nancy Dorner wondered is the officers have the authority to offer a grace period and if the language needs to be clarified. Scott responded that that is up to the association.

Vote on Article X

34 for the amendment, 56 against

Amendment failed.

Article VI – Dues and Fees

Joe explained the proposal and took questions. Felicia asked about people who may have hardships. Joe explained that officers decide in a professional, confidential manner.

Paul Bemis spoke to this amendment which changes the due date for dues, requires personal notifications for delinquent members. He feels the proposed process pits neighbors against neighbors, and threatens loss of voting privileges.

John Miller asked about how one gets back in good standing – what mechanisms are in place? Joe mentioned that mooring registrations are due by April 30 and that Amenity Managers want clarity on regulations. Lorraine Finnegan asked how this would work with no budget committee. Glenn Huot reported that this year went well with the earlier payment dates. Ellen Rawlings said we want to avoid hiring a professional management company and should be good neighbors. She said the officers are using their best efforts to manage things. Patrice feels we are not being mindful of one another, the system used this year was too punitive. Sue Tenney reported the April 15 date really helps the treasurer. She said that being the CARA treasurer takes an enormous amount of time.

Vote for Article VI

42 for the amendment 50 against

Amendment failed

Article VI Add a Section 8

John Miller proposed this amendment to improve communication. He’s asking the Amenity Managers to communicate on a monthly basis. No discussion.

Vote for Article VI, Section 8

The vote was strongly against the amendment.

 Amendment failed

Article IX – Docks/Moorings/PWCs

Joe explained that we are seeking to add PWC rules (currently none are in place) to the other boating rules. After a couple questions, Joe explained that the language in the proposal is tied to the inclusion of PWCs.

Amendment – Mike Tenney - Add a section 9 which states that only one dock, mooring or PWC would be allowed for each member. He says this would allow more people to have access to the lake. There was much heated discussion on this issue with most people speaking against the proposal and citing the need that some people have for using PWCs to access their boats on the mooring field. Some felt that this issues was causing great division and a toxic environment among neighbors

Vote on this proposal was overwhelmingly against.

Amendment failed.

Susan Tenney proposed an amendment to Article IX In section 8.

This amendment removes confusing language that could be interpreted to allow a user to have more than one boat. Paul Thompson spoke in favor.

Vote on this proposal was overwhelmingly approved.

Amendment passed

Amendment – Wayne Keefner proposed removing language in section 4b that would delete “in-law, aunt, uncle, nephew, niece and cousin” from the section. Paul Thompson expressed concern that in-laws be excluded. Ellen Rawlings explained that her nieces are like children to her and would not want them to be excluded.

Vote on this proposal was overwhelmingly defeated.

Amendment failed

Amendment – John Miller proposed modifying section 3.2 for better communication. This proposal would add a 4th item to be turned in each spring. In addition to fee, registration and insurance, John suggests including a statement about when the user expects to have his boat or PWC in the water. Most discussion was against this proposal suggesting it was not needed.

Vote – This Amendment was overwhelmingly defeated.

Amendment failed.

After some technical difficulties which prevented us from taking our final votes online, we took hand votes on the final versions of the three articles. Approval needed a 2/3 majority to pass.

Article IX – Small Boats

86% yes, 14% no. Article passed

Article VI – Dues, Fees and Special Assessments

60% yes, 40% no. Article failed

Article IX – PWC/Moorings/Dock

93% yes, 7% no. Article passed

The meeting was adjourned after results were announced.

Respectfully submitted,

Karen Boyd, Secretary