

CARA Fall Meeting

August 26, 2023

10:00 AM

Those Present: Madeline Hanafin, Patricia Cullivane, Dan Bouchard, Beverly Kenney, Scott Kenney, Mary Scott, Mal Scott, Tony Rainha, Evgeni Sychev, Ken Milender, Casey Milender, Bob Deoble, Bill Power, Donn Huot, Glenn Huot, Ellen Rawlings, Karen Boyd, Wes Chadwick, Elsa Johnson, Bob Johnson, Donna Chisholm, Joe Chisholm, Lorraine Finnegan, Wayne Keefner, Vicki LeClair, Sandra Smith, Paul Lavallee, Karen Bemis, Paul Bemis, Kristen Lavallee, Bob Scott, Tammy Scott, Cynthia Manning, Judy Coll, Susan Thompson, Dan Willey, Jerry Quinn, Noopy Shea DeRose, Dave DeRose, Kim Keenan, Jim Keenan, Bill Madigan, Bob Pinard, Kim Pinard, Mary McNamara, Kyle McNamara, Ed Geswell, Jenn Geswell, Brian Doyle, Heather Doyle, Eddie Galvin, Craig Tanguay, Scott O'Connell, Sharrol Gianatassio, Anthony Sarracino, Elizabeth Saracino, Dan Williams, Sue Tenney, Mike Tenney, Brittany Galvin

The meeting was called to order by President Joe Chisholm at 10:04. Joe welcomes everyone, he shares that it was very eventful for our CARA family with mother nature this year. Joe wants to commend everyone who was involved in supporting the road improvements. The damage all occurred on a Monday morning and by Saturday we were still able to have the Olympic Games.

Joe shares that we do have elections for secretary and treasurer and there are two new business topics on the agenda.

New member introductions: We welcome Kristen Lavallee and her family. She bought 8 Hector Lane with her dad.

The minutes from the spring 2023 meeting were approved unanimously.

Treasurer: Sue Tenney – Everyone received fall financial statements in email. Extra paper copies are available if anyone needs them. The beach road wash out cost CARA \$15,000 and that included the repair on the road, small boat area, and PWC area. There is still work that needs to be done. We estimate \$5,000 for that work to be done which includes the drainage work. We had originally budgeted \$10,000 for routine work, we are now going to exceed that by about \$10,000. We are seeing some routine expenses increasing which includes the electric and porta potty bills. The Installation of the docks and swim line has gone up by 50 percent this year.

For the 2024 budget planning, we anticipate an increase in dues of \$25 a year in order to support our plans for routine maintenance of the road and beach expenses, but will wait for the year to close before deciding.

Questions for treasurer: None

The Motion to accept Sues report was approved unanimously.

Joe shares that we did not need to do a special assessment for the damage done to the boat road due to the funds we had in our financials.

Boats – Bob Scott shares: It has been a good year. He asks that all boats are out by Columbus Day.

Questions for Boats: None

PWC Glenn Huot shares – We are going to put bunks in for the PWC's next spring 2024. This can't be done right now due to there being so much dirt and other challenges from the rainfall this season. We are going to make them and they will go in the water in the spring. This will hold the PWC's in place and off the ground. The price of the PWC bunks is estimated to be about \$2,000 in material. The plan will be to replace these bunks on a 4-5 year cycle. With this new plan in place, the PWC's dues will be increased (in lieu of a surcharge) to recover the costs over several years.

Questions for PWC: None

Events – Brittany Galvin shares that we had many events this year that were very successful. She thanks all of those who participated and everyone who supported the events. Brittany encourages the community members to share any ideas they may have for future events. This year three suggestions were shared and two of them were able to happen. Many annual events will return next year. This year we came in under budget for events. Brittany shares that beach BINGO will be canceled for tonight.

Joe adds that the pot luck will be next Saturday at 5:00 with a rain date of Sunday.

Questions for Events: None

Small boats – Liz Miller shares that there were not many changes with small boats. Most people will have the same spots for next year. Marine grade stickers will be purchased so the names don't come off. We do have a wait list so if you won't be using it please keep that in consideration to allow others the use of this amenity.

Questions for Small Boats: None

Beach – John Kaplafka/John Miller were unable to be at the meeting. Joe Chisholm shares that the lower road swale still will be worked on by Kuplin. The swale up on top hasn't been touched so we need to keep that in mind. Kuplin mentioned that every 5 years the swale should be cleaned out to ensure what happened with the storm washout doesn't happen again.

There will be a new swim line for the spring. A note will go out to members looking for support in re-threading it.

In regards to the landscaping, Joe shares that we do want to look around for other possible companies to take care of our grounds. The plan will be to shop around for bids in the spring to look for someone

other than Merrill. Joe shares that they do a good job with mowing, but not the additional maintenance for tidying our beach areas up.

With the road damage, we have kept a cement block up top. On one end we have had less road traffic, but we also need to keep in mind the emergency vehicle use. Joe asks for people to just be considerate of how we use the road and when we use the road. When you do use the road, we need to try to change our habits from how we currently use the road. It will be better for the road for vehicles to drive down and towards the porta potties, then back up towards the beach to avoid so much road damage.

The AED post will be set this fall and the AED will be in place by next Spring 2024. We are not going to have the AED down on the beach during the winter season.

Questions for beach:

Lorraine Finnegan: The Swim line seems to have disintegrated much faster than in years past. This winter it was left out bunched up on the beach. Could this of added to its current state?

- Joe responds - Yes, great point. At the end of the season we will lay it back out in the rocks to see if this will help with the integrity of the swim line. The rope is causing splinters right now so please keep this in mind.

Mike Tenney - You spoke about getting a landscape bid for the spring, is this too late? Should we start getting bids this fall?

- Joe Responds - Yes, let me talk to John and John and let's make some calls this fall to ensure that we are ready to go by Spring 2024 with a new company.

Lockers – Craig Tanguay shares that minor repairs to the lockers have been done this year. On the top tier you will notice that there are stakes in the ground to show what possibly could become another locker unit. If this is built, our intention would be to get everyone in one full locker so there would be no wait list. Nothing has been decided on at this point. The set backs are 20 ft. off the swale and 15 ft. off the other side which means the structure would have to be placed in the manner it is displayed in.

Joe Chisholm adds that he did a survey as a reconfirmation to those who would be involved with this additional locker. We do have two permits we need to file as our next steps.

Questions for Lockers:

Scott O'Connell: What is the waiting list right now?

- Craig shares that the wait list is about 12 people. We still have some halves. If we do this the intention would be to have everyone in a full locker.

Web- Dan Bouchard Shares that updates have been done this summer on the activities page, the history page and the Frequently Asked Questions section. If anyone wants to add a picture to the owners list please send it to Dan's Email. People were asking for an app, our website however will display properly on all devices. There is no need for an app right now as it will not add anything to our website. An icon

can be added to the front of your phone to give you easy access. As far as emails are concerned, we are at the point where none are getting kicked back. If you are not getting emails, please let Dan know and he will look into this.

In the winter, we will be adding a way to submit file admissions through our website. More information will come on this. You will be able to submit paperwork like boat registrations and insurance policies to the website and it will go right to the person who needs it. You would just need to scan it in or take a photo and upload it in order to submit files electronically. You will still be able to mail in any paperwork if this is your preference.

Questions for Web:

Dan Williams: When we send files in electronically, is there a confirmation that we can get back? -

- Dan replies: Yes, there will be a confirmation sent after you submit it. The state will now allow us to send in the applications through an email.

Joe Invites all amenity managers and executive members to the front and acknowledges them with cards and gifts. Scott O'Connell thanks Joe for all that he does and acknowledges Joe's hard work.

The nominating committee for Treasurer and Secretary position consisted of Karen Bemis, Patrice Madigan, Kathy Willey, and Deb Kaplafka. Karen Bemis speaks on behalf of the committee. The committee shared that they support the decision for Sue Tenney and Brittany Galvin to continue in their current roles.

The motion to appoint these positions was approved unanimously.

Old Business:

Bob Monk asks about an update in regards to the Frosty's property as last meeting it was discussed.

- Scott O'Connell shares that Frostys never had deeded rights to our beach. This didn't stop them from making claims. This led to litigation years ago. Historical records were dropped off to his house this week, there may be something in there but he is looking further into this. **POST MEETING NOTE - the document relinquishing Frosty's rights and interests was found in the documents given to Scott. A digital copy will be retained on the website.**

New Business:

Upper Level Idea: Jim Keenan Speaks - Jim is bringing up a motion to see if we want to make the second tier where the path into a space for golf cart parking. Joe Chisholm adds, this is an interesting one as we aren't sure if its a beach rule or a bylaw. Joe would be more inclined as a beach rule that we could have a

discussion right now and then vote right now. However, if there are some cons shared then we can talk further at the Spring meeting. Joe opens it up for discussion.

Beverly Kenney: Is there any reason to not have them in the parking lot where there are more spots?

- Joe responds, they currently park there, this is being presented as a possibility to mitigate the hill for some.

Joe reinforces, If there are some pros and cons that merit more discussion, I'd like to push this off to the spring. If it was unanimous then we could vote on it today.

Scott O'Connell: With the PWC's we had no organization there at first. We took control over it, created some rules, and now manage it. This should be considered. If we do it the right way and have things set, it could work out well.

Paul Bemis: There is some prep in order to implement this. The material is soft, it would need to be firmed up. Bemis adds, the volleyball area and recreation area would be lessened by this.

Paul Lavalley: We have about 96 properties so there is bound to be a capacity issue at some point. To Scotts point, maybe we need to look for it at a certain need for accessibility.

Joe Chisholm shares with the group to move this to the spring. He asks that at the next meeting Jim have something prepared with more details of what is involved, where would it be, how would it be accessed, is there a limitation, how do we manage it, etc.

Scott Kenney - Would CARA have any legal responsibility?

- Joe shares that CARA has a parking lot currently so it would fall under the same rules for any matters. It wouldn't be considered a CARA issue just because it was placed on the beach.

Lorraine Finnegan: I'll work with Jim to help in this matter. We need members to remember that this is not just a golf cart issue, this is also happening with vehicles on our roads.

Dan Williams: Could CARA buy a golf cart and have someone shuttle them up and down the hill if accessibility is an issue.

- Joe responds - That does add another realm of liability for CARA as it would be a CARA owned item and who specifically would be allowed to access it would be challenging to manage.

Joe asks that if anyone has any questions or comments specifically about this matter to please email them our way so we can prepare for the spring meeting.

Golf Tournament: Dan Bouchard shares that he is thinking about having a golf tournament next year, Dan will be sending out an email in about a week with details of how we are organizing this. Craig Tanguay and Dan will be in the emails, Dan is asking that if anyone is interested to please respond so we have an idea of interest. If a CARA member is on the team, others from outside of CARA could be on the teams. This would occur in the Fall of next year 2024.

Fundraising Campaign: Ellen Rawling shares that the Newfound Lake Association will be starting a fundraising campaign for an education center at this location for the community. Just wanted to bring awareness to this matter.

Purchasing Common Areas: Paul Bemis shares an idea that we have had in the past. Two pieces of property (Mike Dunn's and Murphy's lot that was subdivided) that have been cleared. Would CARA be interested in purchasing this land for common areas?

- Joe Responds: Let me table this and talk with the executive board.

The meeting was adjourned at 10:50.

Respectfully Submitted

Brittany Galvin, Secretary