

CARA Fall Meeting  
August 23, 2025  
10:00 AM

Attendees: Deborah Kaplafka, John Kaplafka, Sue Tenney, Mike Tenney, Kyle McNamara, Thomas Achin, Scott Kenney, Beverly Kenney, Paul Lavalley, Joe Chisholm, Donna Chisholm, John Terreault, Patty Terreault, Dan Bouchard, Patricia McCarron, Ellen Rawlings, Bob Monk, Tony Sarracino, Elizabeth Sarracino, Nancy Dorner, Bruce Dorner, Dan Flanagan, Christine Flanagan, Cindy Rainha, Tony Rainha, Dan Williams, Danielle Pepin, Will Pearson, Ken Melinder, Casey Melinder, Glenn Huot, Tammy Scott, Bob Scott, Sandra Smith, Dan Buggy, Terry Buggy, Charlie Parillo, Nancy Beeley, Pete Beeley, Cynthia Manning, Nolan Manning, Sue Chadwick, Wes Chadwick, Jim Keenan, Dave DeRose, Kathy Willey, Dan Willey, Joe O'Malley, Liz Miller, Lorraine Finnegan

The meeting was called to order by President Deb Kaplafka at 10:03 AM. Deb shared that there is not much to address at this meeting outside of elections for secretary and treasurer and to discuss the potential covenant changes that may be forthcoming at the spring meeting.

The minutes from the spring 2025 meeting were approved unanimously and without discussion. (E. Rawlings made motion to accept; P. Beeley seconded motion).

**Sue Tenney, Treasurer:** Everyone received financial statements via email, hard copies were available at the meeting if anyone did not receive.

Most of the remaining expenditures will be the removal of docks, landscaping, etc. to prepare for the end of the season.

Sue stated invoices will roll out in mid-February 2026 and to please hold off on sending payments before invoices are received. She also requested to keep email address up to date.

Dues will remain at \$250 for the upcoming 2026 season.

*Questions for treasurer: none*

The motion to accept treasurer's report was approved unanimously. (D. Bouchard made motion to accept; J. Chisholm seconded motion).

**John Kaplafka, Beach:** John expressed thanks to the membership for keeping him apprised of any issues he needed to address, and he appreciates the feedback. John wanted to remind everyone that we are a carry-in/carry-out beach and the porta johns are not to be used as a trash receptable. The company that maintains the porta johns are not equipped to address household trash, and the cleaning of the porta johns were delayed due to improperly disposed trash. Please pick up after yourself and do not leave your belongings on the beach

overnight. Currently there are no beach projects in progress, beach had no issues this season (mostly because there was no rain). Paul Bemis contacted the NLRA team who did a storm assessment on the beach and parking lot. Several ideas were presented including use of concrete pavers in the parking lot and additional work on the catch basins potentially adding riprap, all to slow the water flow down, so it does not cause damage when a significant storm moves through the area. Further research, analysis and project costing will need to be done along with reaching out to the town to see if they can provide any assistance.

*Questions regarding storm assessment project:*

*P. Thompson – Why won't town do a culvert? J. Kaplafka states the town's position is as long as the water runs off the road, road is fine. P. Thomspson's follow-up suggests digging out culvert, adding riprap to slow water flow is a better avenue than pavers.*

**Bob Scott, Moorings and Docks:** Bob shared season went well. There is some maintenance forthcoming on the mooring balls and chains (possible replacement). Boats need to be out of the water no later than Columbus Day.

*Questions for moorings and docks: none*

**Glenn Huot, PWC:** Nothing new to discuss.

*Questions for PWC: none*

**Brittany Galvin, Events:** No report. Deb adds potluck next Saturday (8/30) on the beach 5:30PM with a Hawaiian theme.

*Questions for events: none*

**Dan Willey, Small Boats:** Some movement on the small boat racks as follows:

- 1) Bill and Nancy Dowey relinquished their rack.
- 2) Danielle Pepin requested a move to lower rack, took Dowey's spot.
- 3) Kristen Lavallee requested to move near her parents, took Pepin's spot.

*Questions for small boats: none*

**Craig Tanguay, Lockers:** Kevin and Audrey Hogan relinquished their locker, next on the list will be contacted once the locker has been cleaned out.

*Questions for lockers: none*

**John Terreault, Website:** John states everything is going well, maintaining lists on website, please keep information up to date. Just renewed three-year hosting contract for a twenty-five percent discount. Made some changes to email so they hopefully do not go to SPAM. May bring rentals page back to CARA website; received inquiries from family and friends looking for a central location to rent within the CARA association, stay tuned. Keep sending photos for website.

*Questions for website: none*

Amenity reports were approved unanimously. (P. Lavallee made motion to accept L. Finnegan seconded motion).

### **New Business**

Deb introduced newest association member, baby Ember, congrats and welcome!

Deb shared that spring quotes are in progress, no major changes anticipated but estimates will be evaluated over the winter.

Deb spoke about recent email blast to the membership about possible governance changes to be voted on and rolled out over a three-year period. The goal is to align with town ordinances/zoning and simplify our governing documents.

*Questions/discussions related to governance documents:*

*P. Thompson – Why does the association need covenants; can't we refer to the town? D. Kaplafka – According to legal, we need covenants to define CARA as an organization including membership and beach access.*

*D. Bouchard – Inquired why we cannot have chickens? Also echoed why have covenants and we should be relying on town zoning.*

*P. McCarron – Inquired how these changes will affect her property? D. Kaplafka stated it should not affect her property; they are trying to simplify the documents; does not change the overall entitlements we are currently allowed.*

*D. Williams – Reminded the association we are not a homeowners' association (HOA) but a recreation association and any change in governance should focus on the common beach area and parking lot, not individual properties.*

*P. Thompson – Inquired if we can get a side-by-side review of the changes before voting on anything? K. McNamara responded yes to this request.*

*D. Bouchard – How do we manage the voting? D. Kaplafka – Further information and revisions, if any, will be sent out over the winter to vote on in the spring meeting to see if association wants to move forward with governance changes. D. Bouchard requested a ballot vote be done on governance changes. He also reminded the association that you cannot change by-laws without a two-thirds vote by the association.*

*B. Dorner – Provided overview of the three layers of governance of the association (covenants, by-laws and rules), the goal is to make changes over two to three years and have a single vote to accept the package when it is all done there will be the “new CARA” documents.*

*P. McCarron – What is meant by “new CARA”, what good are these changes? D. Kaplafka responded it was to simplify our documents, nothing further.*

*L. Finnegan stated to send questions over the winter months and not wait for spring meeting.*

*Stay tuned for more discussion on this topic.*

Deb introduced the nominating committee (N. Dorner, E. Geswell, P. Madigan, M. Iannelli, J. Pinckney) who presented their slate for secretary and treasurer, which was the current officers. The slate was unanimously accepted by the association whereby Sue Tenney (treasurer) and Brittany Glavin (secretary) will remain in their current roles. (K. Willey made motion to accept; S. Kenney seconded motion).

Deb expressed her appreciation for Sue and Brittany continuing their executive roles. Sue has already stated this is her last term if anyone is interested in the treasurer role, please reach out to her.

Deb also expressed her thanks to Jim Keenan for making the umbrella holders for the association.

The meeting was adjourned at 11:03AM by unanimous vote (D. Bouchard made motion to adjourn; N. Manning seconded motion).

Respectfully Submitted  
Cynthia Manning, Alternate Secretary