

Cara Spring Meeting 2026 – May 23, 2026

**Attendance:** Karen and Paul Bemis, Jenn and Glenn Pinckney, Karen Boyd, Richard and Jessica Talbot, Bruce and Nancy Dorner, Bob Monk, March Chase, Dan Bouchard, Ellen and Peter Rawlings, David Peck, Dave and Noopy DeRose, Kim and Jim Keenan, Felicia Rooney, Joe and Donna Chisholm, Mary and Kyle McNamara, Bill and Partice Madigan, Dan and Melissa Williams, Eddie and Brittany Galvin, Kenneth Milender, Donna and Glenn Huot, Sandra Smith, Jean Albano, Beverly and Scott Kenney, Tammy and Bob Scott, Loraine Finnegan and Wayne Keefner, Craig and Colleen Tanguay, Judy Coll, Chris Dros, Vicki LeClair, Nancy Forman, Francine D’Anna, Elsa and Bob Johnson, Scott O’Connell, Joe and Lisa O’Mally, Tony and Cindy Rainha, Cindy and Nolan Manning, Kim and Bob Pinards, Ed and Jillian Geswell, John and Liz Miller, Mike Dunn, John and Patricia Terrault, Karen and Dan Head, Charles and Karen Mauro, Jeanine Achin, Kathy & Dan Willey, Danielle Pepin, Will Pearson, Amy and Mike Ianelli, Abigail Haines Smith, Charlie Parillo, Daniel Flanagan, Paul and Susan Thompson, Jerry Quinn, Patricia McCarron, Sue and Mike Tenney, Bob and Pat DeNoble, John and Deb Kaplafka, Dan and Christine Flanagan, Patricia Hanafin

**Proxies submitted by:** Christine Bogossian, Susan and Wes Chadwick, Alex and Nancy Grant, Keith and Cathy Pippard, William and Andrea Powers, Mary Scott, Joanne Sotiropoulos, Ivgen and Tatyana Sycheva, Paul Thompson, Virginia Viau

Meeting is called to order at 10:20 by Deb Kaplafka, the current CARA President

Welcome to our two new families to join our CARA community. We are excited to have you.

Deb mentions the unfortunate passing of the following CARA members: Bob McKenzie, Frank Rooney, and Jane Babine. Our Memorial Garden which is at the bottom of the beach hill is ready for plants to be put in, anyone is able to plant here. There is a link on the website for a stone if you would like to purchase for a loved one.

Discussion to Approve the Minutes of Fall 2025 – A motion was made and seconded to approve the minutes. Motion was approved unanimously.

**Treasurer’s Report:** Sue Tenney – Financial statement was emailed to everyone. If you did not get a copy there are extra copies available. We ended the year with an operating case flow of just of 36,000. It’s so high due to drainage work that we are reserving for this year.

Dock and Mooring account ended the year high and the reason for this is because the bill did not come in until this year so it'll be reflected in next years report. We are forecasting the cost of drainage work to be under \$10,000. \$18,000 is budgeted for beach maintenance

A motion was made and seconded to approve the report. Motion was approved unanimously.

Sue Tenney will be ending her term at the end of summer 2027 –if you are interested in the position, please connect with her. She will support training and wrote up a brief summary of what the job entails. Please see Sue and she will help work with you over the next year to ensure the next person is prepared.

### **Amenity Manager Reports:**

Dock/Boat Manager: Bob Scott has given up the position and Glenn Pinkney has taken over. Glenn thanks Bob as he has been a strong support with this transition. Thanks Paul Thompson and the officers for helping him with the transition

Everything is in, feel free to get your boats in. Thanks everyone for the early registration paperwork. We did have some movement this year. The lists have been updated and are currently on the website.

Moorings – all 20 moorings had upgrades – should last a long time. Replaced chain number 2, chain number 11, and chain number 3. The markers have new LED lights.

Docks – they were inspected, no issues noted. Everything is in good condition. There are a couple of short pipes – we may need to look into a few pipes in the future.

Rental requests – Have 6-7 registration for people who want to get on the moorings for vacation week. If you want to make a request, please go on the website and fill out the form. Glenn will communicate with you. If you're not going in, please let Glenn know or if you know your boat will be pulled, please let Glenn know to ensure we can accommodate these requests.

Glenn would like to hold a meeting for dock users at the end of the fall/spring meetings to go over specific dock needs. He is looking to talk specifically about the height of the dock

when the water drops. Putting ideas out there and would like to talk further about it in the fall. If you have any other ideas, please let Glenn know.

Deb Kaplafka reminds that we have a new Vendor – Changed to Newfound Dock and Mooring.

PWV Manager: Glenn Huot

We have no movement on the jet skis – Racks need to get put back in. Have minor work to do on them. Jet Ski users need to have bumpers, use ropes only please to secure your jet ski.

Locker Manager: Craig Tanguay

Small movement with the lockers with Hogan and Dowey's moving. Craig will notify who is next on the list and will connect with them. Still trying to think about something to do with the doors. Not getting any call backs, got one and the price was high. Craig will weigh out all the options for the doors. Paul Bemis suggests a door making task force! This is an option and a possibility – Only struggle is the schedule, if interested connect with Craig.

Small Boats: Dan Willey

Some movement – The challenge right now is that we have some members having a hard time with the upper racks. If anyone is willing to rotate, please let Dan Willey know.

Beach Maintenance: John Kaplafka

Drainage – lots of vegetation growing in it. This didn't get done last year, trying to get it done this year. John thanks Glen Huot and John Miller for maintaining the beach. Reminds everyone that it's our beach, please help keep it nice. Feel free to contact him or John Miller if you see anything that needs attention. The upper lot is not for public parking. In the winter, people may put boats up there, that's okay. Please make sure your car is not left at the bottom of the hill for a long period throughout the summer.

Events: Brittany Galvin

This summer we will have many fun events. We are going to go big for the fourth of July with it being America's 250<sup>th</sup> Birthday! The event schedule is available at the table for pick up, will be posted on the website and at the top and bottom of the beach. Thank you to everyone who helps out with these events and for everyone who submits NEW event ideas!

Website: John Terrault

Issue this spring with email delivery. Our provider started to limit capabilities. This has caused for lots of communication challenges this winter/spring. We will be switching over to a new bulk email. The tool seems to be okay. Let John know if you aren't receiving emails so we can track down why emails may not be sending.

The website is always updated – new activities are updated, lists are updated. Please keep your contact information up to date.

Open to adding a rental page if this is of interest. If you see something on the site that is wrong, please don't hesitate to connect with John.

Password: See John if needed for the lists.

A motion was made and seconded to approve the manager reports. Motion was approved unanimously.

### **Unfinished business:**

Jenn Pinkney – Nominating committee update – This year we are nominating vice president and president. We will be working to put a committee together if needed. If interested reach out to Jenn.

### **New Business:**

Community vote on ADU in the fall or next Spring – ADU's are not on the table in what we are talking about today. They are permitted currently.

Motion to accept the proposal so that we can have a discussion to amend the covenants document. This was seconded and approved unnamiosly.

Proposal includes removal of some limitations that are in our current document and allowing Bristol zoning to cover those areas. For specific changes, see the document emailed out for all changes in proposal. Another change being proposed is that the covenants should just deal with our current properties. The beach area rules would be moved to bylaws

What has been added: Verbiage at beginning to grandfather in what is here now. Added language regarding the purpose of our association. Added clarification on the covenants process. And a section on enforcement: If we go after someone, then they are responsible for the legal fees.

Open for questions/comments:

Cindy Rainha –Why wasn't it broken down individually to be voted on instead of it being an all or nothing vote? Deb – It is one document, you must choose if its overall better or overall worse. Its one package.

Nancy Dorner – Wants to commend getting an outside counsel and not inside counsel. Takes subjectivity off the table. Makes sense not to depend on volunteers

Dan Bouchards – Asks about how much we have paid the attorney? Deb answers - About \$600. Dan questions if that is going to be the final cost? These decisions should be made by membership. Membership votes on all expenses. Speaking on behalf of others. This is not an HOA. The association governs only the beach parking lot. It is not supposed to govern private property. We are putting in a mechanism that allows others to enforce our properties. If you want to keep the association off your private properties then you need to vote no for this.

Deb Kaplafka responds – We all bought in with a document with restrictions, this one has less restrictions. Providing you with more freedom with what you do.

Paul Bemis – Speaks up about how there are two pieces to this. Paul was interrupted and didn't complete his thought to the group.

Paul Thompson – Agrees this takes out a lot of the unnecessary things. What is done on town lots should be up to the state. Camelot acres should be focused on beach and parking lot. Our private lots should be governed by town law and state law. The enforcement language is harsh. If you buy a lot in here you have to pay membership. Further ideas were shared but the conversation got interrupted.

Lorraine Finnegan – 2 family residents is what she does not want to see. These are currently allowed at the town level.

Scott O'Connell – Gives Context, these were created by the developers of CARA. Turned over to the association. What we have been doing is pairing it down over time. We are removing restrictions that are higher than the building codes. Slowly we have been getting rid of them. We all have to live with the zoning of the state. Only thing that we have to do is collect dues.

Paul Thompson – Could you explain to us what is needed for this vote to pass.

Deb Kaplafka – To change the covenants requires a majority of the vote.

Paul Thompson – Disagrees with this statement, asks if someone can show where it is written. Bylaws require 2/3, covenants are silent. Covenants 2/3 majority.

Deb Kaplafka – Bylaws states majority that the vote pass.

Glenn Pinkney – I'm looking for clarity on the documents, on the document sent out on April 25<sup>th</sup>, it says we needed to have a 2/3 majority vote. The document sent out on May 8<sup>th</sup>, most recent revision, says simple majority. Why the change in the document?

Deb Kaplafka – The plan for today is a majority vote.

Paul Thompson – Within our current covenants, they do not have any threshold.

Deb Kaplafka – There is now new language to clarify this.

Paul Bemis – If we pass this today and come back as a group next fall or next spring. Now we have a basis for voting.

Paul Thompson – What is needed for covenants to pass in a residents association often require more than a simple majority.

Ernie Richards – Here since 71, 1987 Reference: a 2/3 majority to approve or disapprove for the bylaws.

Pat Mccaron – We are not lawyers and there is so much legal language. With this document being full of legal language, its hard to understand. This document needs a lot more examination before we pass this. We are a community. Enforcement at this nature is not needed and never has been.

Britany Galvin – The process this is taken feels extremely rushed. The committee convened at end of last summer, numerous documents were shared in late winter – feeling rushed due to the ADU panic. Online meetings where not everyone was able to attend. The process

to make this change is not being done accurately, and for this reason I'm voting no. The committee should be presenting at this meeting and talking through the changes, not voting today. We should have the state and town have say in what we do and not do on our private property. We talk about the neighborhood feel, you start enforcing our properties and the feel will change drastically. For this I am a no.

Mary Chase – Puts a motion on the table to push this off to the fall.

Nancy Dorner – What I have heard is that zoom is not many people's comfort level and people can't do night meetings. Some people were not able to access them. Nancy does favor to put the vote off to give people the ability to be heard.

Mary Chase – Puts forth a motion to postpone the vote to the fall meeting.

Committee that made suggest changes – Says we can table it, without taking a motion. They are retracting it to go to vote. But they want to determine the right process of how to get involvement

The vote is being tabled – the committee would like to withdraw the request to vote at this time and delay until the fall for us to have more time to discuss.

The committee shares that the document will be open to changes.

A motion was made to end discussion. The motion was seconded and approved unanimously.

Vote is tabled until Fall Meeting.

ADU – This will also be moved to fall meeting.

The meeting was adjourned at 12:00 PM by unanimous vote.

Respectfully Submitted Brittany Galvin, Secretary