

CARA Fall Meeting
August 29, 2026

Attendees: Jerry Quin, Mike Tenney, Sue Tenney, Judy Coll, Jackie Hartshoew, Paul Thompson, Bob DeNoble, Ken Milender, Susan Chadwick, Wes Chadwick Danielle Pepin, Will Pearson, John Scott Kenney, Beverly Kenney, Cynthia Manning, John Miller, Peter and Ellen Rawling, Sandra Smith, Pete and Nancy Beeley, Elsa and Bob Johnson, Bill Powers, Karen Boyd, Dan Williams, Bob Monk, Tony Rainha, Dan Bouchard, Karen Head, Dan Head, John and patricia Terreault, Pat McVarron, Cindy Rainha, Joe and Donna Chisholm, Nancy and Bruce Dorner, Donna and Glenn Huot, Jenn Pinckney, Felicia ROoney, Karen and Paul Bemis, Kaitlin and Andy Urban, Patrice and Bill Madigan, Ed and Jenn Geswell, Brittany Galvin, Kyle McNamara, Deb Kaplafka.

The meeting was called to order by President Deb Kaplafka at 10:07 AM. Deb Kaplafka asked that one person from each lot stand up to ensure we have a quorum to hold the meeting. Brittany Galvin and Sue Tenney counted 36 lots represented (33 needed).

Housekeeping Items:

- Trying new sound system today. Two microphones are being used for any questions or comments. If you speak, please make sure to identify yourself by name.
- After this meeting, a google survey will be coming out to get input from membership on a few items that we will be talking about today. Details will be included in the email when it comes out. Please limit yourself to two responses per lot to ensure we can keep this anonymous.

New Members to welcome:

- Kaitlin and Andy Urban have joined our community!
- Michael Quin and Jessica are new to the community as well!

The minutes from the spring 2026 meeting were approved uannimously without any discussion. Ellen Rawling made a motion to accept; Kyle Mcnamara seconded the motion.

Treasurer Report, Sue Tenney - Treasurer report was emailed out, print outs are available from Sue Tenney if needed. In the expenses through the beginning of August:

- There is a miscellaneous line item of \$3,500, this was the retainer for the lawyer for covenant review.
- \$10,000 projected for fall clean up with Merrill and Kuplin for the drainage ditches
- There has been small deposits into beach assessment account. We have an old outdating receivable so as those come in we have been depositing them into that account.

Questions:

- Dan Bouchard - What are we doing with the beach assessment?
 - Holding it for now in the event that we need to make a capital improvement somewhere.

- Paul Bemis- Makes a motion to reduce the annual fees by \$50.00.
 - *This motion needs to be brought into new business* Right now the motion on the table is solely for the treasurers report. See below under new business

Joe Chisholm made a motion to accept the treasurers report. Ellen Rawling seconds the motion. Membership unanimously approves the report.

Reminders:

- If you don't get an invoice by the end of February, please check your SPAM folder. If you don't get an email, please reach out to the treasurer.
- Sue Tenney is going to step down and is willing to work with someone to support the transfer of this roll. Please see her or Jenn Pinckney from the nominating committee if you are interested.

Amenity Manager Reports:

Glenn Pinckney - Boats

- Good season, no disruptions occurred. New vendor has been communicative. Glenn thanks the assigned users for using the system and freeing up spots so we can accommodate people for their vacation requests. This year we had three moorings available for entire season, we were able to accommodate lots of boat use. However, these moorings most likely won't be available next year to continue this flexibility. If you have a busy summer or known vacation, please pull your boat, we can help you with this as needed. This allows others to get out their boats in for their vacations.
- The season for the assigned user is 4 weeks. Reminder, you can take one year off if something comes up. This helps to accommodate all members.
- All mooring and docks are scheduled to be removed around October 12th.
- There will be a brief meeting with assigned users after the meeting.

Glenn Huot - PWC

- No movement on the list
- People are pulling jet ski's so others can use it which is appreciated. Please continue this as it allows for others to use the amenity.
- We are working to put rollers on the racks to make it easier to get on and off. As the water level drops, this becomes challenging.

Kyle McNamara - Speaks for Craig Tanguay - lockers

- Roofing will be fixed this fall
- Signage will be changed to represent accurate use
- All 64 doors will be getting done, this will be phased. Looking to begin this project this fall. May be looking for volunteers or look for outside contractors.
- We will be revisiting the locker conversations from 2023. We have 15 members on the waitlist. Craig will look at pricing and the layout for the association to have financial

numbers to consider in the spring of 2027. There is a need for a new locker building with the growing waitlist.

Brittany Galvin - Events

- Thanks the community for a great year of events.
- Welcomes new ideas and input for next seasons, please connect with Brittany if you have an idea or would like to support an event for next summer.
- Sangria showdown is next weekend, all can participate.

Deb Kaplafka - speaks for Dan Willey - Small boats

- If you aren't going to be using small boat rack, please let Dan know so people on the waiting list can use it for the season.
- Please put your boats away when you are done using them
- Please don't anchor your items to the racks - please keep this area clean and free of miscellaneous items

Deb Kaplafka - speaks for John Kaplafka- Beach

- Beach ditch/drainage situation needs a lot of work. The works has been postponed to the fall so it as not happening during our busy season. The drainage work will be done in the fall.
- Please keep items cleaned up and off the beach when you leave, no items should be left behind.
- Ellen Rawlings and Jenn Pinckney have been working on the gardening, bushes need to be coming out and replaced.
- Cindy Rainha has painted all the railings - thank you for all this hard work

John Tereault - Web Master

- All lists have been updated and are on the website.
- Please verify your contact information on the lists that are posted to ensure you can stay up to date
- If you look at the site and you see anything wrong, please contact John Terreault, he is happy to update.
- 1100 views of the site

Deb Kaplafka asks if there is a motion to accept the amenity managers reports. Paul Bemis makes a motion to approve, Dan Bouchard seconds, the reports were approved unanimously.

Nominating committee - Jenn Pinckney, Bob monk, Colleen Tanguay, Mike Ianelli.

The committee met over the summer. They would like to proposed Deb Kaplafka as president and Kyle McNamara as Vice President.

Ellen Rawling made a motion to accept. The motion was seconded and approved unanimously by the present membership.

Jenn Pinckney makes an announcement to come see her if anyone is interested in treasurer position. .

Covenant Committe Report - Kyle Macnamara

- Revised draft has been sent out to the membership via email. We had strong beach sessions to give feedback and updated it to reflect the discussions.
- We will vote in spring, we will get further feedback through a google sheet for additional thoughts and recommendations.
- Committee worked hard to consider everyone opinions, a lot of work has gone into this.

Question:

- Dan Bouchard - In the new draft it says a quorum is 50% plus 1. He doesn't see this being achievable.
 - Kyle McNamara responds. People wanted to make the threshold higher to pass a covenant than a bylaw.
 - Deb Kaplafka adds - The way the bylaws are written today, the quorum needs to be $\frac{1}{3}$ of lots, we have (33 lots). There is no current procedure for amending the covenants. What we would like to propose for a vote to pass a covenant change is 50% plus 1 of the the lots is present. This includes being present by proxy. We want a higher level of participation if a vote is considered before a covenant change. The feedback we have gotten is that a change in a covenants holds a higher weight, which should require it to be at a higher level that $\frac{1}{3}$ of lots present.
 - Dan Bouchard shares - You can't have two different quorums.
 - Deb Kaplafka responds - This is one of the questions we have for the lawyer. Some associations do have different quorums. This is on the agenda today to get a sense of where membership is at with making it a higher threshold. We want to ensure we have a procedure to vote that all understand for the Spring meeting.
- Paul Thompson - I think the word 'quorum' may be messing people up a bit. I don't think there is a problem with having a higher threshold for the covenants.

Deb Kaplafka - Since the conversations came up, this feels like a natural time to get informal feedback from the present attendees. Deb asks those in attendance to raise their hand if they would support making it a higher threshold for covenant changes to occur by ensuring that in order to vote, there needs to be 50% plus 1 of lots present, either in person or by proxy. Those present raise their hands, there was an obvious majority in favor of this change. The executive committee will meet to put together a procedure for voting on covenant changes.

Question:

- Paul Bemis - Where did we land on enforcement?
 - Document was sent out and a hard copy was printed out and is available to be looked at. The document now makes everything tied to the town and solely relates to monetary dues.

New Business:

Lockers -

- If anyone is interested in helping Craig please connect. Its a large project that is now over due and we would like for that to move forward. Looking to replace the doors this fall and would like to construct a plan for a new locker build that can be presented to the membership at the Spring 2027 meeting.

Sound System-

- Kyle McNamara and Deb Kaplafka looked at purchasing a system for the association but these were expensive. Tried out the speaker that Deb Kaplafka had, just purchased new microphones. Those present at the meeting shared that it worked well. We will continue to use this small system.

Motion presented by Paul Bemis to lower the dues by \$50.00

- Deb read from the Bylaws, Article VI Dues, Section 1 "The dues and fees payable shall be an amount recommended by the budget committee in the Spring of each year..." If unhappy with this procedure Deb recommends following the procedure to amend bylaws and present an alternative way to determine dues for discussion at the Spring 2027 meeting.

Announcements

- Spring meeting will be May 29, 2027, at 10:00 AM on the beach.
- Ellen Rawling - Thanks everyone for all the work from the committee and as an association on the work that has been done with the covenants. We had some good dialogue that has moved us forward with the project.
- John Miller - Thanks Deb Kaplafka and Kyle McNamara for their leadership.

The meeting was adjourned at 10:46 AM by unanimous vote (Paul Bemis made motion to adjourn, Ellen Rawling seconded motion).

Respectfully submitted
Brittany Galvin, Secretary.