

COLONEL TUFTON BOROUGH ESTATES ASSOCIATION
Board of Directors Meeting Minutes
January 23, 2026

Location: Virtual Teams Meeting
Time: 4:00 pm
Attending: Scott Edwards, President
Kathy Francese, Treasurer
Brendan Gaughran, Roads
Mark Taylor/Scott Edwards, Beach/Common Area
Linda Smith, Secretary

Agenda

- **Set Special Meeting – February 14, 2026 for Road Proposal discussion and dock repair vote**
- **Executive Session**

Special Meeting – February 14, 2026

Road Proposal Information and Discussion

- Road proposal bids are due February 6, 2026
- A special **informational** hybrid meeting is scheduled for February 14, 2026 at 10:15am at the Tuftonboro Free Library
- Road Committee members and BOD to:
 - Present information
 - Go through plans
 - Go through pricing
 - Gather questions for the engineer and the Road Committee
 - Consensus from the Association members on next steps
- Scott will compose a notice to go out this weekend to the CTBEA members
- All specs and bids will be sent out to the association once the bids are returned
- To attend remotely, a Teams meeting link will be sent out to the Association a week before the Special Meeting

Dock Repairs Vote

- The docks are in need of repairs as discussed at last year's annual meeting:
 - Replacement of 12 pilings
 - Replacement of decking and posts
- Scott is in the process of registering the docks (good for 5 years)
- Nate Whitehead from Winnepesaukee Island Services has availability in the spring to replace the pilings

- The posts and decking will also be replaced. Case Rogers is on board to complete the decking and post work
- Vote for an estimated total project cost of \$35,000-\$36,000 will be taken at the Special Meeting to secure our spot with the contractors for spring construction. This project will be paid out of the Dock Fund

Executive Session

- Board of Directors discussed a violation of the Association's Protective Restrictive Covenants

Meeting adjourned at 5:00 pm

Respectfully Submitted,
Linda Smith
CTBEA Secretary

Meeting minutes approved unanimously by all attendees on 01/27/2026