

## **Colonel Tuftonborough Estates Association**

Annual Spring Meeting – 25 May 2019 **FINAL**

Held at 10:00 am at the Tuftonboro Town House, Tuftonboro, NH

### **Agenda**

- I. Call to Order
- II. Roll Call
- III. Approval of May 26, 2018 Meeting Minutes
- IV. President's Report
- V. Treasurer's Report
- VI. Beach and Dock Report
- VII. Roads Maintenance Report
- VIII. Other Business
  - a. Dock and Mooring Lottery
  - b. Election of Directors
- IX. Adjournment

#### **I. Call to Order**

Meeting is called to order by President Sundquist at 10:00AM.

#### **II. Roll Call**

Lot	Lot Owner	Present	Proxy Held by:
1	Andrew, Steve	✓	
2	Cehames, Gary	✓	
3	Cehames, Gary	✓	
4	Falconer, Stu	N	No Proxy
5	Donaher, Bill	✓	
6	Sundquist, Ron	✓	
7	Maughan, Gerard	✓	
8	Bowen, Stephen	✓	
9	Andrew, Rob	✓	
10	Shepard, Jim	✓	
11	Lacroix, Gerard	✓	
12	Morash, Lyndsey and Nick	✓	
13	Shaughnessy, Bob	✓	
14	DiFiore, Dana	✓	
15	Irwin, Bill	N	Jim Shepard
16	Alexander, Ed	✓	
17	Berckman, Frank	✓	
18	Blake, Larry	✓	
19	Porter, Scott and Diane	N	No Proxy
20	Maidhof, George and Barbara	✓	
21	Cehames, Gary	✓	
22	Francese, Kathy and Rich	✓	
23	Morrison, Tim	N	Steve Andrew
24	Smith, Len	✓	
25	Coulombe, Anne	✓	
26	Entwistle, Raymond	✓	
27	Hull, John	✓	
28	Tamkin, Jonathan	✓	
29	Janiak, Stan and Cindy	✓	
30	Andrew, Steve	✓	

30 Lots represented as shown:

26	Present
2	Proxy
2	No Proxy
-----	
30	Total

### III. Approval of Minutes

Approval of May 26, 2018 Meeting Minutes

**Motion:** Approve meeting minutes from May 26, 2018 as written

*Proposed by Carolyn and Objected to by Anne*

Ensuing Discussion:

- Change some of the wording in the Minutes and resubmit, repost to the web site
- AI: Bill Donaher – New version with changes made have been posted:  
<https://www.cteah.com> (Password=CTEA)

A motion was made and seconded to approve the minutes of the 2018 Annual Meeting, inclusive changes requested by Anne Coulombe. Before voting, as part of the discussion, Gary Chehames stated he, “would not be giving his approval of those minutes” and he specifically requested that the written record of the c= voting on those minutes, whether by roll call vote or a show-of-hands, specifically state this. He further requested that his name be cited with his three, disapproving negative-votes, one each for his 2, 3, and 21. Subsequent to his statement and requests, a show-of-hand vote was taken, which resulted in the approval of those minutes of the 2018 Annual Meeting as were motioned and seconded. Gary’s disapproving Three (3) Votes is formally captures in the 2019 Minutes per this sentence.

### IV. President’s Report

Carolyn Sunquist presented.

Carolyn welcomed everyone to the Annual Meeting.

We have added a new family to our Association:

Nick and Lyndsey Morash. They have bought Rob and Marl’s house at 8 Mason Road.

Carolyn went on to say:

Two houses are currently for sale – Maughn’s at 13 Vere Royce Road and Irwin’s at 2 Mason Road. One lot is for sale on Vere Royce Road (#5) and one lot is for sale or auction due to bankruptcy (also on Vere Royce Road (#7). Otherwise things are quiet and along with those of us who have stayed here all winter, we are anxiously awaiting Spring’s arrival. We hope everyone will be joining us for the annual picnic at the beach this afternoon.

### V. Treasurer’s Report

George Maidhof Presented

George reminded everyone that he had sent out three financial reports to the Association. If anyone needs these to be sent again (or needs hardcopy), just let him know.

We then voted to close the dock/mooring checking account and transfer the money to the general fund. George explained that it has been very difficult trying to reconcile all our various checking and savings accounts, and that the sensible thing to do was to eliminate the dock/mooring checking account.

George suggested that a flow chart be developed to help the Treasurer and the Association members better understand what expenses are supported by specific fees given that past Treasurers and George have struggled to properly differentiate dock/mooring regular operating expenses versus repair or upgrade expenses. The flowchart idea was enthusiastically supported as it will help all us visually see how the various accounts flow. AI: George to create and publish to the website the flowchart within the next couple of weeks.

Vote result on the proposal to close the Dock/Mooring Checking Account: (Passed)

23	Yes
5	No
2	No Proxy
<hr/>	
30	Total

The motion passed by majority vote. George will now close out that checking account and will monitor payments for docks and mooring as ledger items going forward.

## VI. Beach and Dock Report

Rich Francese presented:

- Moorings are in. Based on the installation inspection one mooring block chain needs to be replaced. Should be done this week.
- As most of you may know on April 17, 18, and 19, the ice came in and was crashing into our docks. We sustained only minor damage due to 5 people breaking the ice as it floated in. Thank you to all who helped! We contracted with Winnepesaukee Marine Construction to do the repairs and that has been completed. The Contractor said we could have incurred major damage or might have lost the docks completely if we weren't there to break up the ice. Bill posted some pictures on the website if you are interested in seeing.
- The drainage on the back wall of the beach sand area was not functioning properly. Rain water should just floe over the rocks and wash the beach sand into the lake. We cleaned it all out and now it is functioning properly.
- Last fall we started an erosion control project. 30 yards of topsoil was brought in. We graded, compacted, seeded and put down erosion control barrier. Seems to be working well. In order to keep it that way, it would be greatly appreciated if you not drive your vehicle beyond the designated area.
- Thank you to all that helped on this project and on the fall and spring cleanup!!
- Both sheds need some maintenance, i.e., new roofs, replace/repair the doors and a paint job. We are looking into this.

## **VII. Road Report**

Carolyn Sunquist presented:

### **Annual Meeting 5/25/19 Road Reclamation and Paving Proposal**

Roads have been a topic for discussion since the association was created. We have a quote from last year that in order to fix all of our roads it would cost approximately \$125,000. This includes: reclaim all roads, base pavement and surface pavement.

Another contractor has been contacted this year to discuss reclamation and paving of each road separately – ideally in 3 years, He was not able to meet with Rich until next week.

The board has discussed a special assessment for 2019-2020 of \$1,000 per lot. This would give us \$30,000 in addition to the \$10,000 earmarked for this year and our deposit of \$3,000 back from last year that was not expended before Winter set in.

- Phase One – Senter Cove Road
- Phase Two – Vere Royce Road
- Phase Three - Mason Road

We would also approach the Senter Cove Association and the 3 homeowners at the end of Mason, as they have a ROW over our roads, to chip in.

A special meeting would have to be held to vote on this issue. As any proposed assessment requires a 10-day notice, it could not be voted on during the meeting. Carolyn took the action item to have a small committee of association members review the results of the upcoming meetings with potential contractors and bring a proposal to the Association Members for a vote in the mid-Summer timeframe.

## **VIII. Other Business**

- **Raise Mooring Fees**

Board proposal to rise mooring fees from \$200 to \$400 – effective 2020

Depending on outcome of above proposal, the following agenda items submitted by members may or may not be discussed.

- Jerry Maughan – Reduce fees for docks, moorings, and back docks.
- Stan Janiak – Increase fees for docks, moorings, and back docks, keeping the relative pricing structures consistent.

The Board proposal was not seconded, so it was considered dead. Jerry's proposal was not taken up due to the vote to raise fees.

*Proposal by Gary:* Increase the mooring fee to \$300 and the dock fee to \$600n effective 2020 (original proposal by Stan). *Addendum by John Tamkin:* Raise the Back Dock fee to \$245.

This proposal was seconded and voted on:

Vote result on above (Gary/Jon) proposal: (Passed) 21 Yes, 7 No, 2 No Proxy-> 30 Total

Note: Association members who were successful in the lottery for a 2020 dock or mooring should provide a check for 50% of the increase to the treasurer at their earliest convenience.

**Dock and Mooring Income vs Expenditure Summary – provided by Rich**

<b>Incoming</b>	
Docks and Moorings Total Income	\$5,150.00
50% of Dock and Mooring	\$2,575.00
<b>Total Costs</b>	
COST: Moorings In	\$400.00
COST: Moorings Out	\$240.00
COST: Mooring Decals	\$400.00
COST: Bubbler Service	\$310.00
COST: Bubbler Electric	\$800.00
COST: Miscellaneous (Chains, hardware)	\$300.00
Total Costs	\$2,450.00
<b>Income vs Costs</b>	
50% of Dock and Mooring	\$2,575.00
Total Costs	\$2,450.00
Difference	\$125.00

**Dock and Mooring Lottery 2020**

**Mooring Lottery Winners for 2020 (8 Moorings available)**

1. Coulombe (Automatic from 2019)
2. Janiak
3. Maughn
4. Francese
5. Entwistle
6. Chehames
7. ~~Chehames~~ (Give back) *Shaughnessy moves up at Pick 9 below*
8. Maidhof
9. *Shaughnessey – (Replacement for Chehames second pick)*

**Mooring Automatic for 2021**

N/A – All 8 moorings filled, no one left out

### **Dock Lottery Winners for 2020 (8 Docks available)**

1. Bowen
2. Lacroix
3. Andrew
4. Smith
5. Morash
6. Andrew (Give Back) – *Blake moves up see Pick 9 below*
7. Alexander
8. Berckman
9. *Blake – (Replacement for Andrew second pick)*

### **Dock Automatic for 2021**

10. Tamkin
11. Andrew

### **Back Docks for 2020 (2 Back Docks available)**

1. Hull
2. Chehames

### **The Pond**

Retention Pond Question raised: Do we need to clean out the retention pond next to Frank's house? Retention Ponds are designed to collect silt and compost and should be cleaned on a regular basis. Ours has never been cleaned so an investigation is appropriate at the time. Frank mentioned that the Fire Department may help out if the pond could be utilized as a water source for their firefighting apparatus. Carolyn took the action item to follow up with the Fire Department on the potential to make it a Fire Pond.

### **Street Sweeping**

Jim explained that we are currently in limbo with regard to street sweeping. We can't get people to call is back. Jim committed to keep working the issue and expects to have the streets swept in June. He also explained that we have a \$3,000.00 deposit for paving that never happened (due to weather conditions). We are seeking to get this money refunded.

### **New Committees**

Two new committees have been formed:

1. Committee to review and update the Bylaws for the Association.  
Members: Carolyn Sunquist (BOD member), Bill Pryor, Barbara Maidhof, Linda Smith, Gary Chehames, Larry Blake

Notes:

- Bill Pryor requested the association discuss how we might be able to possibly modify the association rules to reduce the chance of the legal issues and associated expenses to the association we've seen in the past few years from happening in the future. Bill provided all association members background

information via email the day before the meeting. A discussion at the meeting ensued.

- Remove ambiguity (clarify), do not change covenants; attorney needed to prepare restrictive covenants.
- Bylaws can be changed with a 2/3-member vote.

## 2. Road Committee

Members: George Maidhof (BOD member), Bob Shaughnessy, Steve Andrew

Notes:

- The expectation is that this team will get together as soon as possible and develop details related to the Board proposal for an assessment.
- The process agreed upon is to form the committee, have the Board review the recommendations made by this committee and assess.
- Once a detailed proposal has been made and agreed to by the BOD, establish a meeting hopefully mid-summer at the latest.
- Based on the vote results from the Association, move forward with a search for companies to come in and do the work.

## Election of Board

Len Smith proposed retaining the current Board for the upcoming year. Ed Alexander seconded the motion. All current board members indicated they would accept the nominations.

The proposal passed with a result of:

Re-elected to the Board for 2019-2020:

President:	Carolyn Sunquist
Treasurer:	George Maidhof
Secretary:	Bill Donaher
VP Beach:	Richard Francese
VP Roads:	Jim Shepard

## IX. Adjournment

- Request adjournment@ 12:00PM
- All association members and their guests were invited to the Annual Association Picnic at the association beach.

*If you have any comments or suggested corrections, please let me know via email at [billpontoon@aol.com](mailto:billpontoon@aol.com) After 1 week we will change from DRAFT to FINAL.*

Respectfully submitted by Bill Donaher, Secretary