

Colonel Tuftonborough Estates Association

Annual Spring Meeting – 27 May 2017 -- DRAFT v2 --

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

Agenda:

- I. Call to Order
- II. Roll Call
- III. Approval of October 8, 2016 Meeting Minutes
- IV. President's Report
- V. Beach and Dock Report
- VI. Roads Report
- VII. Treasurer's Report
- VIII. 2018 Dock and Mooring Lottery
- IX. Election of Directors
- X. Other Business
- XI. Adjournment

I. Call to Order

Meeting is called to order by President Maughan at 10:01 in the am

II. Roll call

Lot	Owner	Present	Person Voting	Proxy Held By
1	Andrew	Yes	Steve Andrew	
2	Chehames	Yes	Gary Chehames	
3	Chehames	Yes	Gary Chehames	
4	Falconer	No		None
5	Donaher	Yes	Bill Donaher	
6	Sundquist	Yes	Carolyn Sundquist	
7	Maughan	Yes	Joanne Maughan	
8	Bowen	Yes	Steve Bowen	
9	Andrew	Yes	Rob Andrew	
10	Shepard	Yes	Jim Shepard	
11	LaCroix	No	Jim Shepard	Jim Shepard
12	Marquis / O'Reagan	Yes	Rob Marquis	
13	Shaughnessy	No	Anne Coulombe	Anne Coulombe
14	DiFiore	Yes	Dana DiFiore	
15	Irwin	No		None
16	Alexander	Yes	Alexander	
17	Berckman	Yes	Frank Berckman	
18	Blake	No	Joanne Maughan	Joanne Maughan
19	Porter	No	Rob Marquis	Rob Marquis
20	Maidhof	No	Richie Francese	Richie Francese
21	Chehames	Yes	Gary Chehames	
22	Francese	Yes	Kathy Francese	
23	Andrew	Yes	Steve Andrew	

24	Smith	Yes	Lenny Smith	
25	Coulombe	Yes	Anne Coulombe	
26	Entwistle	Yes	Ray Entwistle	
27	Hull	Yes	John Hull	
28	Tamkin	Yes	John Tamkin	
29	Janiak	Yes	Cindy Janiak	
30	Andrew	Yes	Patsy Andrew	

30 lots represented as shown:

23 Present
5 Proxy
2 Absent
=====
30 Total

III. Approval of Minutes

Approval of October 8, 2016 Meeting Minutes

Motion: Approve meeting minutes from October 8, 2016 as written

Proposed: Lenny Smith

Seconded: John Tamkin

Discussion:

- None

Vote

- *Abstain: 1*
- *Not present: 2*
- *Not votes: 3*
- *No: 0*
- *Yes: 24*

Motion carried by majority, minutes from the fall 2016 are approved.

IV. President's Report

Joanne Maughan presented.

President Maughan welcomed everyone to the Colonel Tuftonborough Association's annual meeting.

Took a moment to note the passing of Kathryn Berckman during the past year.

No changes in ownership during the past year.

Winter was usual until March arrived! The microburst that hit our area was devastating - some members had significant damage while others were unscathed. The area in general was hit very hard.

People are driving too far down on the beach lot – while it is sometimes understandable, the area is too wet and someone made tracks that are going to take some time to go away.

Beach: Rob and Marc have already done some clean up after the microburst. Thank you for your efforts. Rob Marquis will speak about plans for 2017, what has already been accomplished, what needs to be completed and some issues that have arisen. A portion of the beach area is spring cleaned, and have arranged to have several dead trees taken down on the beach lot in the coming weeks. Further clean-up of the community beach lot will be discussed further by Rob.

Mooring map has been sent out. The placement was based on size of boats. We thank you for your cooperation.

Roads: Sunday Paving and Sealing from Wolfeboro Falls did the road work last fall. Unfortunately Bob could not be here today as he had a family wedding to attend. We will read Bob prepared remarks for 2017. Had the culverts cleaned because approx. ten feet on each side of the road including the road belongs to all of us. The damage and the clean-up was costly. What we did not pay in snow plowing we paid in clean up. We ask that association members who have hanging trees on their property consider taking down the trees; and we are putting all members on notice that if your leaning tree comes down on community property you should pay for removal. We also ask that members of the community continue to clean up their property to make our neighborhood beautiful.

Finances: As of today all dues have been paid. Stan will go into further detail shortly and give the financial report.

We all look forward to a happy healthy summer.

V. **Beach and Dock Report**

Rob Marquis presented

- Moorings are in, last 2 buoys replaced with larger one (8 new ones now)
- Minor hardware replacement next week
- Goose population under control, one more application of repellent to do
- Sheds: roof replacement in the fall, before winter – will get quote
- Parking and driving to beach issues have been spoken about earlier
- Tender rules: please adhere to them
- Clean-up in 2 phases – a lot of damage and tree clean-up. Mark & Rob spend 4 full days right after the storm, created piles of branches & leaves that Blue Ridge has collected. More piles are being created, volunteer labor appreciated to reduce our labor costs
- 5 maybe 6 trees need to come down including a large pine: Tim Morrison has appraised these. One of these is on the line with lot on the right. Biggest tree could potentially fall onto cars. [note: trees have been removed and wood collected since our meeting]

VI. **Roads Report**

Joanne Maughan read Bob Shaughnessy's report (he is at a wedding). Pasted below as read.

Road Report – Spring 2017

Summary

Association owned common land and roads continue to deteriorate due to poor drainage, alligator asphalt and poor subsurface material. The roads on the hills and lower roads in the association are the most deteriorated.

Without a positive effort by the association to re-establish the crowning in the roads and get the water off of the road and into the drainage ditches, there will be no road left in the short order with greater washout of the subsurface base.

2016 Improvements to the Roads.

On October 3, 2016 Sunday Paving performed three jobs to the association roads. The jobs performed were similar to ones performed in prior years. A basic shim and overlay of the road over existing material. These jobs only gain a short life term. Most of these shim and overlay jobs have been on the upper elevation roads of the development where there is less of a drainage and standing water issues.

Three Jobs were performed on October 3, 2017

Job Description 1: Senter Cove Rd. - Top 256 x 19' (Shim & Overlay) = 4864 Sq.Ft. : cost (\$ 5890)

Job Description 2: Senter Cove Rd. - (By Frank's) 75x 18= 1350 Sq.Ft. cost (\$ 1566)

Job Description 3: Misc. Pot Holes cost (\$ 300)

Sunday Pavement gave me his pricing is for the two different approaches to fix a road. The more permanent approach of Reclaim/add material/paving is \$2.48 sq ft, while the short term approach to Shim over the existing surface and overlay is \$1.20 sqft.

The Shim and overlay is a short term patch while the Reclaim/add material/paving is a permanent fix.

March 2017 Storm

Others will discuss the clean- up of numerous trees that came to rest within the 50 foot association roadway / common land and cost.

Future Road Improvements

The greatest need in the near future are the two hill roads, Vere Royce and Senter Cove.

Both these roads have drainage issues where the rain runoff runs down the middle of the road and does not get into the roadside drainage ditch system. In the winter and spring melt icing breakup the asphalt further deteriorating the damaged roadway.

The Vere Royce Road's surface is well beyond the shim/overlay approach we have performed on the upper roads in recent times.

Vere Royce Road hill will require a reclaim of the asphalt, add materials to build up the middle of the road to create a crown, regrade the edging to get the water into the drainage ditches and repave the road. This method of rehabilitation is twice the cost of shim/overlay \$2.48 sqft versus \$1.20 sqft. This approach is also a more permanent fix.

In August 2016, I got pricing from Sunday Paving for a more permanent approach on Vere Royce and Shim coat and paving on Mason Rd.

Here are the pricing

Vere Royce Rd - the Worst Road Section - Lot 5 easement to Mason Road in front of (lots 6,7,8,9,11,23,24,25,26)

- Pick visible rocks with MINI excavator. Reclaim / pulverize existing sub base
- Supply & install approx. 90 yds. of gravel. Fine grade & vibratory compact sub base
- Asphalt will be paved by machine at 2.5" compacted to 2"
 - Job Description 1: Vere Royce - Reclaim Bottom section 345 x 21 = 7245 Sq.Ft. \$17,990
 - Job Description 2: Vere Royce - Reclaim Top section 305 x 21 = 6405 Sq.Ft. \$15,900

Senter Cove Rd

- Install shimcoat of asphalt by machine as needed to equalize grade depressions approx. 1/2".
- Asphalt will be resurfaced by machine at 1.5".
 - Job Description 4: Senter Cove Rd. - (By Steve) 104 x 19' = 1976 Sq.Ft \$2,370.
 - Job Description 6: Vere Royce Rd. - (By Rich & Kathy's) 46 x 18' \$ 990.

Future road improvements will depend of the level of funding allowed from the current membership dues (estimated to be \$8-10k Year) without an added commitment or road assessment. The time to bring back to a more serviceable level within the regular dues is excessive. The membership needs to address adding means to achieve a road fund.

Not being addressed in this road report are the normal pot hole repairs, Mason Rd Drainage issue, Maintenance and clean out of the storm water detention basin, the roads sides grading along Senter Cove and Mason Roads to get the runoff into the drainage ditches, Engineering evaluation and property survey of common lands, and pavement issues along Mason Rd from Vere Royce Rd to the Common Beach Lot.

The Bottom –line on Roads

Funding for Road Improvement. How much over the regular membership dues will each member tolerate and for how long. The association has been at this cross road and has kicked this problem down the road for the past few years.

To pay as we go, we need to add funds to a road fund over and outside of the regular dues. I am specifically proposing a \$500 a year road assessment for the next 3 to 5 years. This will give the association \$15,000 a year to do this work. We need to fund to address the deferred projects that have not been done over the last 20 years. We need to focus on cleaning out the roadside drainage ditches, especially along Mason Road. This effort could include specific scraping of the dirt buildup alongside the road today where it discourages water from leaving the pavement. There is not good drainage off the road. The road sides must be lower than the asphalt. With a multiple year commitment of an additional road fund, the drainage and roads systems will function effectively and the association will be able to live within the regular membership dues.

Thanks
Bob

Discussion:

- We have three main options
 - o Do nothing with the roads
 - o Fix portions of roads every few years as we have budget
 - o Increase road budget either with dues or and assessment

The membership discusses options, and determined that we should come back at the fall meeting with a clear proposal to vote on.

VII. Treasurer's Report

Stan Janiak presented

Instituted separate account for docks & moorings from last year onwards

Spent more this year than what we took in, were able to covered this based on available cash – plowing was more expensive (closer to 2013 a heavy storm year), Storm Stella clean-up with trees down, clean-up along the roads, and the beach area.

Details in the financial report provided to members.

Questions:

- Trees at beach: confirmed \$1500 from Tim Morrison, take down and take away price
- Dock & mooring checking account: only ½ of the dock fees go into that account for operational costs. This is based on using ½ of the dock/mooring fees need to be in that account based on law suit several years ago. Need to keep the money from dock/moorings in the operations of the docks & moorings.
- We will be getting a quote for replacement of the docks, in order to build up the funds to the proper level vs having an assessment if/when the docks need replacements.
- Next steps: quote for docks, build up dock savings account to that number, then can assess if the incoming portion of docks / moorings not part of operating
- Bubblers need work before being turned on winter of 2017-2018

Watercraft lift update:

- Investigate 2 lifts, on the Swain side of the beach (towards end of the concrete)
- They need 20 feet from property line; there is a 15' area that could work now
- Application process: permit by notification – we cannot use this because we are an Association, this is only available to individuals. We need the standard application process which is not trivial (Eben Lewis provided information: application against waterfront, shoreline protection act, etc.); need to use someone like Watermark who has been through this process.
- Lift size 60-72", min 4" of water, and into 4'; and protection for the winter (another shed?); there is also a liability situation
- Estimate: Dyer System – approx. \$1300/each; permit ~\$2000; \$4-5K overall. Proposal is to come from dock & mooring fund, and 'renting' these would fund this
- Watercraft in/out at regular Wini locations; need to stay out of the swim lines
- Abutters are notified, and welcome to comment as part of the State process
- Suggestion: talk to abutters first, before pursuing this with the state. Others suggest 'telling' the abutters. The projects that succeed for permitting tend to have abutters dialog early and buy-in.
- Will have to come up with a fair and equitable way of allocating the jetski lift usage. As an association we should confirm if we wish this to be for members of the association, and provide registration and insurance information to the CTEA.
- Comment: will have to look at the dock slip sizes as boats beams get bigger
- Our insurance prefers to have the swim lines

- Abutters: Swain, Janice, Rob & Mark, CTEA – investigate if this means up to 300’ down the beach line?
- Should we consider using the back dock for jetskis and have a community tender? Discussion about size of tender, and history of not accepting shared tenders. For future consideration.

Motion: to pursue the lifts permitting process, costs and have a conversation with abutters as defined under the law. Provide a picture of what is proposed to be installed.

Proposed: Bonny Chehames

Seconded: John Tamkin

Discussion:

- Additions to the motion – more specificity (included above)

Vote

- *Abstain: 0*
- *Not present: 2*
- *Not voted: 2*
- *No: 12*
- *Yes: 14*

Motion did not pass. We did not meet the simple majority

VIII. 2018 Dock & Mooring Lottery

14 applications for front dock

With no guarantees

Picks by Dana

1. Lacroix – lot 11
2. Andrew – lot 30
3. Berckman – lot 17
Andrew lot 1 (not taking this one)
4. Bowen – lot 8
Andrew – lot 23 (not taking this one)
5. Tamkin – lot 28
Andrew – lot 9 (not taking this one)
6. Chehames – lot 3
Chehames – lot 2 (not taking this one)
7. Shepard – lot 10
8. Blake – lot 18
9. Smith – lot 24 guaranteed for 2019
10. Alexander – lot 16 guaranteed for 2019

2 guarantee for back dock, and no new applications

Scrutineers: Ray Entwistle, Dana DiFiore

Moorings: 8 for 7 spots in 2018

1. Chehames is guaranteed for 2018
2. Shaughnessy – lot 13

3. Marquis, O'Reagan – lot 12
4. Coulombe - lot 25
5. Francese – lot 22
6. Entwistle – lot 26
7. Maughan – lot 7
8. Janiak – lot 29
9. Maidhof – lot 20 guaranteed for 2019

IX. Election of Directors

Several members thanked for the current board for doing a great job

Lot	Owner	Present	Person Voting	Proxy Held By
1	Andrew	Yes	Steve Andrew	
2	Chehames	Yes	Gary Chehames	
3	Chehames	Yes	Gary Chehames	
4	Falconer	No		None
5	Donaher	Yes	Bill Donaher	
6	Sundquist	Yes	Carolyn Sundquist	
7	Maughan	Yes	Joanne Maughan	
8	Bowen	Yes	Steve Bowen	
9	Andrew	Yes	Rob Andrew	
10	Shepard	Yes	Jim Shepard	
11	LaCroix	No	Jim Shepard	Jim Shepard
12	Marquis / O'Reagan	Yes	Rob Marquis	
13	Shaughnessy	No	Anne Coulombe	Anne Coulombe
14	DiFiore	Yes	Dana DiFiore	
15	Irwin	No		None
16	Alexander	Yes	Ray Alexander	
17	Berckman	Yes	Frank Berkman	
18	Blake	No	Joanne Maughan	Joanne Maughan
19	Porter	No	Rob Marquis	Rob Marquis
20	Maidhof	No	Richie Francese	Richie Francese
21	Chehames	Yes	Gary Chehames	
22	Francese	Yes	Kathy Francese	
23	Andrew	Yes	Steve Andrew	
24	Smith	Yes	Larry Smith	
25	Coulombe	Yes	Anne Coulombe	
26	Entwistle	Yes	Ray Entwistle	
27	Hull	Yes	John Hull	
28	Tamkin	Yes	John Tamkin	
29	Janiak	Yes	Cindy Janiak	
30	Andrew	Yes	Patsy Andrew	

Vote tally:

Rob M: 20 votes
Richie F: 20 votes
Anne C: 18 Votes
George M: 18 votes
Bob S: 15 votes
Gary C: 13 votes
Joanne M: 12 votes

Elected to the board: Rob Marquis, Richie Francese, Anne Coulombe, George Maidhoff, Bob Shaughnessy

Update after the first Board meeting June 3rd:

- President: Richie Francese
- Treasurer: Anne Coulombe
- Secretary: George Maidhof
- VP Beach: Rob Marquis
- VP Roads: Bob Shaughnessy

X. **Other Business**

Motion: to not have a fall meeting

Proposed: Jim Shepard

Seconded: Dana DiFiore

Discussion:

- No discussion

Vote

- *Not present: 2*
- *Not voted: 1*
- *No: 22*
- *Yes: 5*

Motion does not pass – we will continue to have 2 meetings a year

Further Roads discussion:

Motion: put the cost of the roads on the agenda for the next meeting

Proposed: Rob Andrews

Seconded: Steve Andrews

Discussion:

- Members argue that the State fixes roads vs redoing pieces of road like we do this
- Bob has suggested we consider an assessment, and discuss this. As we may have to find
- Budget for next year has approx. ~\$10K for road this winter; they continue to be patched over the years
- Focus is on fixing the hills first, and getting the water into the culverts

Vote:

Not needed, a proposal will be part of the fall 2017 meeting

Motion: move \$1000 of the pavement fund and use for continuing cleaning ditches and drains on Mason Rd

Proposed: Stan Janiak

Seconded: John Tamkin

Discussion:

- John and others have been helping out to keep water running, needs more work this year

Vote:

- *Not present: 2*
- *Not voting: 1*
- *No: 1*
- *Yes: 26*

Motion passes with a majority

XI. Adjournment

Proposed: John Tamkin

Seconded: Dana DiFiori

- Request adjournment @ 12:16

Respectfully submitted by Anne L Coulombe, Secretary