

**COLONEL TUFTON BOROUGH ESTATES ASSOCIATION**  
**Board of Directors Meeting Minutes**  
**January 5, 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**

- **Executive Session**
- **Lot #4 House Plans**
- **Dock Update**
- **Roads Update**
- **Other**

**Executive Session**

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

**Lot #4 House Plans**

- **Motion** by Brendan Gaughran: To approve submitted house plans by Ryan Robbins for construction on Lot #4
- Kathy Francese: **Second**
- **All in Favor**

**Dock Update**

- Beach-side timer for the blowers failed. Scott is running it manually. This is the second timer that has failed causing a slight freeze-up. As a result the wind pushed ice into the guest dock, causing the post to tilt inward
- Scott will purchase a new timer and a new agitator
- Scott will check with Nate Whitehead from Winnepesaukee Island Services for pricing to replace 12 pilings and headers in the spring
- The posts and decking will also be replaced
- **Motion:** Brendan Gaughran: To move forward with the necessary dock repairs pending Association members' approval of the monies at a special meeting. Estimated total project cost \$35,000-\$36,000
- Mark Taylor: **Second**
- **All in Favor**

### **Roads Update**

- Mark reported that the engineer is preparing to send out bids as early as next week
- When bids are returned a special hybrid meeting will be scheduled for a Saturday morning at the Tuftonboro Free Library
- The Road Committee will present their recommendation and a vote (or series of votes) will be taken on the road reconstruction and costs

### **Other**

- Street light at the 109 entrance is still out. Kathy called the utility company twice and it still has not been repaired
- The sand and gravel at the common area parking lot was displaced when the well company hired by the adjoining neighbor plowed the lot in order to pull their trailer out. Scott will call and ask them to regrade in the spring

**Meeting adjourned at 5:00 pm**

Respectfully Submitted,  
Linda Smith  
CTBEA Secretary

*Meeting minutes approved unanimously by all attendees on 01/09/2026*