

Cranmore Shore Association

PO Box 713

Conway NH 03818

Annual Meeting Minutes

May 18th, 2024

Meeting called to order at 10:04am by President Chris L'Heureux

43 Properties represented that were present with 2 proxies. 45 Total, Quorum was met

Motion was made and 2nd to Accept the 2023 Annual Meeting Minutes where were approved.

Treasurer Report was read. Motion was made and 2nd to accept Treasurer's Report as presented, Passed.

The board presented this year's fiscal budget of \$114,210, The big increases in this budget was the board would like to have \$35,000 to hire a road maintenance company to work on the Association roads and to start rebuilding them, with this they recommend \$15,000 for materials for the roads, for a total road budget of \$50,000, the Board also wants to set \$10,000 a year away for capitol improvements, after this past year we know that there are going to be some big cost coming down the road to improve the water drainage in the Association. This will be used to help offset those cost when a plan is developed. The president noted that this budget was developed from the input of members at the Special meeting in March as to what they wanted to see done.

After a lengthy discussion was held on the proposed budget the President called for a vote on this, Harry Hartinuian objected and wanted to vote on the dues amount before we voted on the budget, the president explained that the dues are set by the budget and a vote for the dues is not needed, he disagreed and made a motion to vote on the dues before the budget, it was 2nd voted on by show of hands and overwhelmingly was defeated, The president then called for a vote of the budget, it was suggested to vote by Ballot, ballots were distributed, vote has held.

The budget was voted on: 33 yes votes and 12 no votes. The Budget was passed.

Based on the approved budget Annual Assessment (dues) will be set at: Pequawket Drive property owners will be \$408.00 and all other property owners will be \$810 for the Year. Discussions were held if we should do quarterly or semiannual billing, it was stated that the By-Lays do not allow this and the board will look at making changes to the By-Lays to allow this in the future.

Discussion was held on hiring a Maintenance Company for the Association roads. The board contacted 6 different road companies to come in and look at what we have for roads to give us a price for doing maintenance. 2 Companies responded with interest. One company came and was taken around with board member Paul Jacobsen and said he would prepare us a quote; we never received a quote from that company. Another was taken around and just said he was not interested after looking at the roads. We were also told that Coleman was interested and someone would contact us to get specific's but we were never contacted. Then we had a member of the Association come to the board with a proposal after looking at the roads. This member works for the NHDOT and has started his own company doing dirt Road Maintenance, This company would work on the Association roads approximately 8 hours per week and will be doing, tree work, ditch work, grading etc., as he is directed by the Board or their designee. The contact price would be \$35,000 for the year, which includes the labor and machinery, and the Board would hold a \$15,000 line item for material related to the roads. Members were overwhelmingly in favor of this

The 2024-2025 fiscal year budget was based off this proposal, and the Board plans on hiring this company to start work ASAP

New Business:

The Board will be working on a parking regulation for parking on Association Roads, as the roads are not wide enough to have parking on the roads and for other vehicles to pass safely. If any members have any opinions on these please contact the Board for input as they develop this regulation this year.

The Board is also working on a Driveway permit regulation for all new driveways and building in the Association, this would be to try and help alleviate the water drainage situation that we saw from the houses recently built on C and D streets. This will include discussions on culverts at the end of driveways and driveways that do not have culverts and will need them. The Board has spoken to the Town and if we come up with a permit system, they would not issue a building permit for new construction till one has been Approved by the CSA Board.

Election of the Board, Nominations were opened, Rick Else expressed interested, Current President encouraged anyone who wanted to be on the board to speak up. No One Did. Current Board Members Agreed to Stay on if no one else was interested. Rick Else stated he would take his daughters seat as she does not have the time. She did express to the Board that she would stay on unless someone else was interested. Rick suggested he would take her place. Motion was made to have the Board be: Rick Else, Paul Jacobsen, Courtney Clark, Vern Campbell, Tim Lynch, Bruce Wilson and Chris L'Heureux, motion was 2nd, and by show of hands passed with no one opposed.

Motion was made and 2nd to Adjourn at 11:25am, Passed.