

Cranmore Shore Association

PO Box 713

Conway NH 03818

Annual Meeting Minutes

May 10th, 2025

Meeting called to order at 10:05am by President Chris L'Heureux

33 Properties owners present, Quorum was met

2024 Annual Meeting Minutes were posted for review, Motion was made and 2nd to Accept the 2024 Annual Meeting Minutes as posted, Voted on Passed all in Favor

Treasurer Report was read copy, (copies handed to attendees') Motion was made and 2nd to accept Treasurer's Report as presented, Passed All in favor

2025/2026 Budget was discussed, it was discussed that the Board was looking at continuing the same budget number as last year, but moving small amounts around to different line items to cover line items that are increasing slightly this year, like legal fees, and insurance. With this budget there would be no increase in dues, Motion made and 2nd to accept the 2025/2026 Budget and the dues will remain the same as last year, Voted on Passed All in favor

Old Business

The board discussed the conditions of the dirt roads, Last year was the first year we had B&B Dirt Works contracted to take care of our roads, the Board B & B Dirt works was doing a fantastic job. Roads are in good shape, and we are experimenting with reclaimed asphalt to see if it will hold better and be able to be maintained in the hills, this was tried on B Street the Fall of 2024 and so far, we are impressed with how it is holding, the roads are the best they have been in years. The Board plan on continuing the contract with B&B Dirt Works this year

Brian Scribner with B&B Dirt works gave a brief description on the projects that he would like to work on this year with Board Approval, Grade all Roads, add Gravel to Poole Circle, K St, J St, I St, A st, A St Ext, Do some cleaning of the ditches and work on some areas where trees are dead, and others growing into the road way, He would do as much of this as he can within the budget and approval of the board. A member brought it to our attention that E Street by Mike Lynches is staying wet and a culvert may be needed, Brian said he would look into this with the Board.

The Board is still 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. And there are issues with parking on the road ways in winter, this will be a priority for the board and they hope to have the regulation done by late fall.

The Board is also working on a Driveway/Building permit regulation for all new driveways and building in the Association, this would be to try and help alleviate the water drainage situation. 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 until one has been Approved by the CSA Board.

Open Discussion/New Business:

Ryan Shepard asked if there was a way to build a small structure for the kids that get on the bus at the end of E Street, he stated kids wait out there and sometimes in bad weather, it was discussed maybe this project could be done by those that use it or via volunteers, as there really is no spare monies in the budget.

Harry Hartunian asked why some proxy ballots were not accepted at last years vote, He was told by Board President the reason was they did not comply with the proxy vote bylaw, and this bylaw was stated on the proxy ballot, it was advised that everyone read they by-laws.

Election of the Board,

Nominations were opened, Vern Campbell asked to stepped down as board member, Mark Scribner nominated rick Else, (who was not at the meeting but told Mark he was interested). Members were asked if anyone wanted to be on the board. Two members Chris Mirasola and Paul Saunders said they would be interested. Motion was made by a member to accept the board with the members present Paul 2nd, motion was passed and Board set as: Chris L'Heureux, Paul Jacobsen, Courtney Clark, Tim Lynch, Bruce Wilson, Paul Saunders & Chris Mirasola.

Motion was made and 2nd to Adjourn at 11:02am, Passed.