

Cranmore Shore Association

PO Box 713

Conway NH 03818

Special Meeting Minutes

March 2nd, 2024

Meeting called to order at 10:03am.

48 Properties represented that were present with 9 proxies. 57 Total

President started the meeting with an overview current Treasures report.

Income June 1 2023 to March 2nd 2024 (Annual and Special Assessment) \$77,140.77

Expenses June 1 2023 to March 2nd 2024 \$67,905.85

Ballot choices we explained and discussed

1. Petition the town to take over all association roads in the Town of Conway. Estimated cost for this after talking to the town would be 6.5 million and the town would issue a betterment fee with a 10-year bond plus interest. This would cost the property owners per lot that are affected by the roads the town took over est. \$5909.00 per year plus interest. This would be on top of regular property taxes. This is all just an estimate as engineering, and surveying would need to be done before going out to bid. and even if the town voted to take over the roads which is not a guarantee it would take years before construction would start.

2. Petition the town to take over E Street, Mountain View, and all roads connected to those. The estimated cost for this after talking to the town would be 5.5 million and the town would issue a betterment fee with a 10-year bond plus interest. This would be an estimated cost per property owner per lot that are affected by the roads the town took over at estimated annual payment \$5500.00 per year plus interest on top of the regular property taxes. If the town voted to take over the roads which is not a guarantee it would take years before construction would start.

3. Increase dues to hire a maintenance company to keep up with the roads repairs and to make improvements. Discuss was held on this topic, what will need to be made and how much to improve. We would need to get surveying and Engineering studies done to see what is the best way to start improving roads and where we should start and what the estimated cost would be, Board Member Courtney Clark advised the members that we had gotten a quote back in the fall for \$6500 to do an initial assessment of Mountain View, E Street, Brookside, D, C, B A and A St Ext. CSA members expressed this would be a worth wild first step and should be looked at. The Board Member Chris L'Heureux said that we should have enough money in the budget this year to have this done so we can discuss this option more in the future would need to get estimates on different repairs and upgrades for the member to vote on how much they want to spend on additional projects above the minimum. It was also asked about doing an Environmental study and what effects all this drainage is doing to the area brook, pond and wetland. Board will try to get an estimate on what this might cost and bring that back to members.

4. Keep doing the bare minimum to keep the roads passable and dues to a minimum. The Board felt that the bare minimum is to hire a road agent maintain the roads, grading, culvert clean outs, ditching, Tree work, Etc. to keep the

roads passable and help rebuild them and try to keep the water from washing out the roads. The Board called around to get a road agent to take over the roads. Six companies were called, two companies responded and one of them gave a proposal to the Board. The one that did give a proposal to the Board is also a member of the Association. The Quote was for a total of \$50,000.00 with a year with a 2-year contract. This would be to put in 8 hours a week from April to November of course according to weather and when the frost comes out of the ground in the spring time to improve the roads, ditches and culverts hopefully helping with the water flow when it rains. The bid was broken out with materials being separate at \$15,000.00 and the labor at \$35,000.00. This would not include major storm damage like we had in this last year of 2023.

The Board expressed they were all in favor of option #4. It will mean an increase in dues but would be less expensive than if the town took over the roads and should make the roads in better shape after a couple of years of work.

A Vote was taken on the options, Results were:

1. 2 members voted for option 1
2. 4 members voted for option 2
3. 9 members voted for option 3
4. 44 members voted for option 4

The Board will be working with this option during the next couple months during their budget meetings. A rough estimate was that dues would have to go up by \$50,000 just for the contract work then any increases. Rough estimates were the members on Pequawket would increase to around \$400 per year and all others would increase to \$800 per year. A show of hands poll was taken on if this would be acceptable to the members, the poll showed that most members were in favor. The Board stated they would work with these numbers and bring the Budget to the Annual meeting in May to be voted on.

It will be discussed to have the dues billed out multiple times of the year so that the amount would not have to be paid all at once if the members voted at the annual meeting to increase the dues. The Board stated they would discuss this at their budget meetings. The Board stated they are always willing to set up a payment plan for any member that ask for it so the late fees and the finance charges at not added after the due date goes by. All that must be done is email the association to set up a plan with the treasure.

Next meeting will be the Annual meeting with a vote on the Budget, keep an eye out for the date Notices will be sent out.

Meeting was adjourned at 11:48 am.