

Cranmore Shore Association

PO Box 713

Conway NH 03818

Annual Meeting Minutes

May 9th, 2026

Meeting was called to order at 10:00 am by President Chris L'Heureux

33 Properties owners present, Quorum was met

1. Approval of the 2025 Annual Meeting Minutes, Motion was made by Paul Jacobson to accept the Minutes as they were posted online, 2nd by Tim Lynch, Voted on all in favor none opposed.
2. Treasurer Report was read copy, (copies handed to attendees') Motion was made by Paul Jacobson, 2nd by Chris Mirasolo to accept Treasurer's Report as presented, voted on Passed All in favor, none opposed.
3. 2026/2027 Board Budget was presented and discussed. The Board worked hard at keeping the budget at a 0% increase, some line item amounts were moved around to cover areas with increases like Taxes, Insurance and Legal, but there was no increase in the budget. With this budget there would be no increase in dues, After some discussion a Motion was made by Paul Jacobson and 2nd by Tim Lynch to accept the 2026/2027 Budget as presented and the dues will remain the same as last year, Voted on Passed All in favor, None Opposed.

Old Business:

1. Road Maintenance Update, The reclaim asphalt that was put down on B Street is holding up really well. It has been swept off from the winter sand and looks great. We will explore using more of the reclaimed asphalt on other hills to try to decrease the gravel from washing out. Gravel was added to J St and K St and some ditching work was also done. Grading of Roads will continue throughout the summer. We will be looking into doing tree work this summer to brush the roads back. C Street will be the next hill we look at for reclaim, we hope to start work on C St late Summer. Brian Scribner mentioned he has an idea on a way to remove the rip rap out of the ditches and clean it then replace it, if this works it will save us lots of money from buying new rip rap. A member on A St Extension mentioned there is an area when the ditch needs attention. Brian said he will go take a look.
2. Reminder The Town of Conway is still Scheduled to work on Pequawket Drive this year.
3. The Board presented the Parking Policy, Discussion was held on the reason we need this Roads need to be kept open at all times for emergency vehicles and maintenance. This rule will go into effect June 1st 2026 and will be posted on the website under rules. Members had some discussion on temporary parking for private functions etc, and felt that this should be included in the policy. The board was in agreement to put some language in the policy to allow temporary parking on the streets for private member functions as long as it doesn't interfere with the traffic flow. The Board will be this in the Policy then post it.
4. The Board is still working on a Driveway/Building Permit.

Open Discussion/New Business:

1. Eversource is removing trees. If there are issues with a tree that they marked on your property please contact Eversource. The Board is aware of the tree at the end of Pequawket that has the mirror marked as is the one at the start of E St that has the street sign on it, the board will see what Eversource does with these trees and address it after with a post or something if needed.
2. The Board notified the members that the Association is being sued by a member for damage from the 2023 flooding events, the law suit at this time is at the beginning stages and as of now is being handled by our insurance company.
3. 2 new picnic tables will be bought for the beach area, same as last year these will be heavy duty plastic to replace wood ones that have rotted.
4. Trimming trees at the beach was brought up the board stated that we are really using all our property there and those trees are not on our property so we can't do anything about it, we also need to remember to be respectful of the neighboring property owners.
5. The State is starting to sell lots in the Association that they acquired for the bypass that didn't happen, these lots are on B St, C St, and Brookside. The Board will watch this closely and work with the Town and Owner if someone tries to build on the hills. Water runoff will be a top priority. Association needs a driveway permit so new builds would have to get one from association before they can build. Brian to get info to the board so this can be completed.
6. Gary Leblanc mentioned putting in a dock or kayak launch at the boat launch area, anything that is in the water will have to meet state and local codes, Gary said he will look into cost and get it to the board.
7. It was mentioned another boat rack at the boat launch would be nice. Chris Mirasolo said he would be happy to build one for the Association.
8. A member mentioned about trying to get road grants, they were told we tried that during the road damage of 2023 and due to being private and being a 501c it was very difficult to qualify, the member said they would look into it.
9. A member mentioned they would like more communication from the board regarding things like town issues, lawsuits etc. Members were told that they should stay up to date on Town issues via their web site and that the board will try to post more on what is going on.

Election of Board

1. Nominations were open for the Board, All current board members are willing to be on the board again, Michelle Resendes expressed interest also, Motion was made to set the board with the members present, which would be Chris L'Heureux, Paul Jacobsen, Tim Lynch, Courtney Clark, Paul Saunders, Chris Mirasolo, and Michelle Resendes. 2nd Passed all in favor, non opposed.

Motion was made by Paul Jacobson and 2nd by Tim Lynch to Adjourn at 11:08am, Passed all in favor.