

Sunray Shores Improvement Association

Minutes of the Meeting on June 5, 2021

The Annual Meeting was open by President Michael O'Brien at 9:23am. Members were welcome to the meeting by the Executive Board members, asked to sign in and given handouts to review. A moment of silence was held in remembrance of Lois Yeaton. Michele Naismith was named defacto acting secretary for this Annual Meeting.

An announcement was made to welcome new members: John Francis on 15 Linda Dr., Ken LeDoux on 5 Linda Dr., Kirk McFarland on 82 Elaine Dr., Stephen and Beth Simpson on 35 Nancy Dr., John and Deborah Wessling on 104 Elaine Dr., Jack Tran, Khoa Nguyen and Tyler Gilson on 12 Nancy Dr., John and Irene Butler on 144 Sunset Dr.

51 residents were in attendance at the Sunray Shores Improvement Association annual meeting.

Business

President O'Brien made a motion to indefinitely postpone the acceptance of the Annual Meeting minutes for 2020 as their locale is unknown at this time. Norm Duval 2nd the motion, motion was accepted by all.

Treasurer Report

Treasurer Ed Stephenson reported that the total income for May 1, 2020- April 30, 2021 was 16,249.84. Expenses for this time period were \$18,973.27. Total amount currently in Sunray Shores Improvement Association account is \$14,720.47. President O'Brien made Motion to Accept the Treasurer report, Michael Ferrin second the motion, motion was accepted by all.

Sunray Shore Water District update

SSWD David Reinauer indicated that the water bills will be coming out this week. He reminded all in attendance that the amount due is \$630.00. He stated that the SSWD commission is working on a text alert system to notify users of disruption or status update regarding water usage. The water system Confidence Report produced by Gilford testing is available for review and again this year SSWD has strong, positive results and clean drinking water. SSDW was awarded a grant for funds to assist with an independent council to assess and develop a long term improvement plan for the water system. Dave reminded attendees that you must be a full time Belmont resident that is registered to vote in town to be able to vote during the SSWD annual meeting. He welcomed all to attend. Tom Darragh is newest SSWD commissioner.

Old Business

Presidents report: Discussion to form a bylaw committee to review and revise the Sunray Shores Improvement Association bylaws. Executive board will be automatic defacto members. Anyone else interested will notify the board of their intent.

Beach Committee report: Discussion was had relative to golf carts and dogs on the beach becoming an increasing problem for the association and members that want to use the beach. There is currently an association rule that dogs are not allowed onto the beach after 7am and before 5pm. After some discussion it was agreed by all that a timely email will be sent by the Executive Board to remind all residents of this current rule and time frame for having dogs on the beach.

A discussion was had about the increasing use of golf carts in the community and subsequent problem of them being parked on the beach or shaded seating area. A motion was made to post a sign indicating NO MOTORIZED VEHICLES ALLOWED IN BEACH. Leo Toomey second the motion and motion was approved by all. A sign will be made and posted soon.

Beautification Report:

Nothing new to report. Volunteers continue to make the community beautiful and a plea was heard to have more people volunteer during community work projects.

Dock Master Report:

President O'Brien asked those that have a dock they are not using to please rent it to someone that needs a dock/slip. There are currently 28 docks and 34 land locked homes. The association is short 6 docks.

Hearty discussion was had about realtors erroneously promising prospective buyers that they are guaranteed a dock, as bylaws clearly indicate that is not accurate. Vice President Denis Duval will be generating packets to include the Sunray Shores Improvement Association bylaws, to give to realtors. Those realtors that advertise guaranteed boat slips will be informed that that is false advertising and asked to take their For Sale sign down.

A proposed amendment was made to alter the existing boating bylaws by President O'Brien changing the required slip usage date from July 1st to June 1st. Currently the bylaw reads if no boat is in the assigned slip by July 1st then the association has the right to take ownership of that slip assignment back. The Dock master currently has the authority to make exceptions for extenuating circumstances. After some discussion a Motion was proposed to change the date from July 1st to June 15th that a boat must be moored in their assigned slip. A written request for an exception of this date will be allowed and decided on by the Executive Board. This motion was second by Cindy Royea, majority in favor and 2 opposed. This motion passed.

Discussion continued about the keeping of the slip list. Ken LeDoux requested a copy of it. Treasurer Ed Stephenson can redact personal information from it. Disclaimer was made to all that this is fluid list that changes frequently and is not a guarantee of an assigned slip permanently.

There was also discussion about if anyone was interested in moving their assigned slip. A request can be made in writing to Dock master.

Project Report 2021/ 2021

The footbridge has one repaired step and one is still needing repairs. Hand rails also need to be replaced.

The beach float was repaired and beach was cleaned up. Beach fencing needs to be replaced.

Culvert was repaired and parking lot will have sand spread to even out surface.

Goal is to replace wooden retaining wall with concrete blocks at boat launch. DES needs to sign off on it.

Wooden steps are needed on footbridge and other side needs to be coated with stain.

2022 goals- add sand to the beach. None added since 2013. The costs in 2013 was \$2500 for the sand and \$400 for the permit.

Exploration of new docking system for Pontoon boats similar to Jay's Marina.

End of year there will be a collection of boat ramp keys. The lock will be changed and residents must turn in their old key, have dues current before they will be given a new key. Ed Stephenson will coordinate this effort.

New Business

1. New dock discussion placed in beach area for pick up and drop off of passengers. The dock would be a permanent dock that is 3x20 with wheels and costs is \$2500.00. After a hearty discussion, with many attendees actively involved, a motion was made to withdraw the initial motion to place a dock in the beach area. Bob Bolduc second the motion. 2 people opposed and wanted the motion to stand and the majority approved the motion to withdraw the request to put a dock at the beach. Motion was withdrawn and there will not be a dock placed at the beach.
2. There was a Motion to allow beach parking lot rental for boat storage during the fall/winter. There would be approximately 10 spots, proof of insurance would be

required and the association will be held harmless for any damage to anyone's boat while stored there. The spots would be filled by a lottery system and the fee would be \$150.00 per boat/trailer. The storage would be accessible from Columbus Day weekend until May 15th and all boats must be removed by that date. Don Simpson second the Motion and all voted in favor. Motion was approved.

3. Discussion about should we charge dues to both sides of a duplex? Bylaws indicate that one lot gets voting right, boat slip and key. It was suggested that current two homes that are duplex should be grandfathered in. Also suggested that the board look at who's listed on the deed, and the home must be occupied to be charged. There was a Motion to table discussion and refer back to Bylaw committee to restudy. Motion was passed by all.
4. President O'Brien informed attendees about the Associations intent to invite approximately 11 home owners that are currently part of the SSWD to become part of the Sunray Shores Improvement Association. Some have deeded beach rights. A motion was made by Louanne Stephenson to only invite homes with deeded beach rights to join the Association. Cindy Royea second and all approved.
5. President O'Brien introduced a Motion to Raise Dues for Association and Dock membership. Currently not enough money in the budget for any unexpected maintenance cost or to repair and replace docks. Any additional funds at the end of the year due to this increase will roll over into next year operating costs. Fees suggested were \$175 for 2021 and \$200 for 2022, both for Association and Dock usage. Leo Toomey second the motion and all were in favor.
6. President O'Brien introduced a Motion to accept the nomination of the current elected officers. Also to approve Michele Naismith as association secretary moving forward. There were no further nominations presented. Don Simpson seconded the motion and all were in favor.

Current Sunray Shores Improvement Association Board:

Michael O'Brien – President

Denis Duval- Assistant President

Ed Stephenson- Treasurer

David Murphy- Dock Master

Michele Naismith- Secretary