

DRAFT

Hampshire Shores Association

Annual Meeting Minutes

August 03, 2024

Agenda:

- Meeting was called to order at 10:05 a.m.
- Roll call:
 - Introduction of current Officers and Board members:
 - **Officers:**
 - Lee Britton – President
 - Robin Bouchard - Secretary
 - Michael Flynn – Vice President
 - Jamie Flynn – Clerk
 - Kathy DeRoche/Lorraine Beucler - Treasurers
 - **Board of Directors:**
 - Bill Magee
 - Paul Miller
 - David Miller
 - Brian Beucler
 - Nick DeCristofaro not present
 - Judy Larivee
 - Introduction of residents.
- All accepted the meeting minutes from the August 05, 2023, Annual Meeting.
- Lee Britton initiated the Election of Officers and Board of Directors:
 - Nominees:
 - **Officers:**
 - Lee Britton – President

- Christine Mele – Vice President
- Ann Donahue – Secretary
- Jamie Flynn - Clerk
- Kathy DeRoche and Lorraine Beucler Treasurer(s)

▪ **Board of Directors:**

- Bill Magee
- Paul Miller
- David Miller
- Brian Beucler
- Nick DeCristofaro
- Judy Larivee
- Robin Bouchard
- Karen Bouvier

- All accepted the Officers and BOD nominees.

• **Officers/Committee reports:**

- Kathy DeRoche/Lorraine Beucler reviewed and distributed the Treasurer's report.
 - Judy Larivee motioned to increase the annual dues by \$10 to cover increasing expenses. All accepted the increase. Dues for 2025 will be increase to \$50.

• **Old Business:**

- Lee Britton motioned to accept the revised Association Bylaws, and the motion was accepted.

• **New Business:**

- **Eric and Heather Darois's Tanglewood property abutting Pinkham Road.**
 - Kathie DeRoche gave a summary of the research into the reserved portion land on Pinkham Road outlined in the Association covenant.
 - Research was conducted at the registry of deeds.
 - Association counsel was also consulted regarding the covenant.

- Eric answered multiple questions from Association members and the Board regarding the intended use of the property.
 - Their plan is to build a multi-unit garage with office space.
 - Eric had the property surveyed and is willing to share that with anyone who wants to see it.
 - Eric indicated that they have no intention of having access from Pinkham Road to Tanglewood.
 - Eric consulted with the Middleton Board of Selectman (BOS) and the Road Agent, and their recommendation was to access their Tanglewood property through Pinkham Road as the town does not plow or maintain the Tanglewood section of his property.
 - Following the Association meeting on 8/03/2025 several members of the Association Board, along with Eric and Heather Darios attended the Middleton BOS meeting on 8/12/2025.
 - The BOS conducted their own research and determined that once Pinkham Road was turned over to the town, the town became the “owner” of this easement.
- **New boat launch keys:**
 - Keys were issued to members who attended the meeting.
 - Contact Lee Britton or Robin Bouchard for a replacement key.
- **Non-member use of Shore Drive Beach.**
 - Due to the extend conversation on the Tanglewood property and rain we did not have time to discuss.
- **Other – Guest Presentations:**
 - John Mullen – Update on the Sunrise Lake Watershed Advisory Committee.
 - Due to the extend conversation on the Tanglewood property and rain we did not have time to cover John’s presentation. However, John

provided Watershed information pamphlets to those who attended the meeting.

- **Meeting was adjourned at 11:00 am**