

Waterville Estates Association Board of Directors Agenda

JULY 26, 2008 9:00 a.m.

Attendees: Harry Learned, James Everett, Tom Ford, Paul Axelrod, Mike Baumann, George Humphrey, Samantha Ciaston, Anne Formalarie

Others: Tom Brennan, Ray and Betty Beauregard, Alyson Vassil, Corey Smith, Bob Haskins

Meeting called to order at 9:00 by Paul Axelrod, VP.

Approval of June Teleconference Meeting Notes. Tom motioned that we approve the minutes, George seconded, unanimously approved.

Homeowner's Corner: Tom Brennan, Explanation of tree cutting on his lot. Mike noted that 24 trees were cut down illegally. Paul explained that the BOD must act in accordance with the RECs and Bylaws. The BOD is not at liberty to ignore the rules. Tom Brennan explained his side of the story. George asked about the remaining branches and mess. There was a complaint, so Corey arranged for the fire chief to look to see if there's a fire hazard. Mr. Brennan will clean up the brush by September. We noted that a burn permit is required. Had Mr. Brennan applied for a WEA permit, it would have been approved. Mr. Brennan expressed regret over the situation.

The Beauregard's lost their home in a fire in May. The Building Committee received a building application from them. Corey referred the BOD to the Generally Accepted Design Standards document. He compared the design to the document and noted possible minor issues. The Beauregard's made a number of adjustments. The Building Committee has final authority, but was looking for the BOD's input. It's likely that the Building Committee will approve the revised design.

Points of Action:

1. Alpine Slide update: Corey Smith

Several WEA folks visited Jiminy Peak to see their operation. In order to complete the evaluation, we need to know the level of day-trippers and overnight guests in the area. Paul asked how Jiminy Peak structures the pricing. The mountain coaster can operate in any weather. We would need multiple attractions to generate enough customers. George estimated that it would take around \$1.5M to create the area. The BOD is cautious about the return on investment and impacts to our community. Harry noted the need for a business plan. James suggested drawing the layout as it would be implemented at the ski area. Alyson asked about staffing requirements. Mike expressed concern about putting an attraction in the middle of homes. The real question is "Do we, as a community, want this type of attraction here?". Several BOD members are not in favor of the development.

2. Computer Software Final brief: George Humphrey

Many thanks to George and Alyson for implementing the system. We're anxious to see reporting from the system after we use it for a while. The BOD is wondering if the software can capture the number of people who come in on 1 pass. George asked about replacement passes, which can be purchased for \$25. The new software allows us to disable lost passes.

3. George asked about swapping pass types during the year which could occur with owners who do longer term rentals. To formalize a previous decision, George motioned we charge \$25 for replacement passes. It was seconded by Harry. The vote was unanimously in favor. George made the motion that we allow swapping passes for a different type (e.g. picture vs. non-picture) for \$25. The process is to disable the current pass and re-issue the new pass for \$25. Seconded by Tom.

Corey feels this is a bad idea and provided reasons. It was passed unanimously. The BOD will assess the impacts and revisit if necessary. George will get the updated policy to Mike for posting at the web site. *

Business Updates:

1. Treasurer's Report: Samantha Ciaston
 - a. CIF - CIF balance with bills paid as of 7/25/08 = \$ 134,250. (\$197,251.40 in CD's less \$63,001.05 payable to operating account = \$134,250.40)
 - b. Operating Account - \$ 51,856.47
 - c. Dues Received to date:
 - \$258,478 Collected
 - \$309,225 Billed = 83.59% Paid
2. Manager's Report: Corey Smith
 - Corey submitted a written report.
 - We've collected 83.59% of dues so far
 - Corey explained the day pass experiment, which has ceased
 - We're having busier weekends and will assess the financial impact at the end of the summer. Corey explained the costs and revenue for food and beverages. The Micros software is helping us track this.
 - There was a request to waive dues payment by an owner of an unbuildable lot. There are unbuildable lots in WEA. Some owners rely on those lots to gain access to WEA amenities. Paul that the REC's make no provision for reducing or forgiving the payment of dues. Harry made a motion to table the discussion until the WEVD meets with the owners who are requesting the waiver. Tom seconded. Unanimously passed.
 - The water project at the top of Pegwood is on schedule. Corey suggested that BOD members view the site.
 - Corey and Paul will review the propane contract. We are still pursuing alternatives for heating.
 - Paul shared a legal opinion about how to deal with changes to the RECs and Bylaws. The lawyer recommends that the RECs and Bylaws make it very clear that there are rules and policies. Anne will check with Judy on the location of the filed documents. It's likely that we'll submit amendments for consideration for the next annual meeting.
 - The BOD reviewed the CIF and account balances and decided that no new projects will be initiated. Sustaining maintenance will always be performed.
 - James reported that pool area construction requires one more week's effort. Some members of the BOD expressed concern over noise levels during vacation periods. All are pleased with the construction's results.
3. Building Committee/Violation Committee: Michael Baumann
 - Nothing to report

New Business:

1. Develop a plan to work with the Town of Campton: BOARD
2. Anne and other owners have been attending Campton Selectman meetings. We want to improve our relationship with the towns in which we live and to make sure that WEA is getting treated fairly. Anne submitted an outline to take to the August 14 town meeting. Harry suggested that there be more involvement by the Commissioners.

3. Walking Tour of Village Center: Harry Learned. Periodically, the BOD members survey the Center and its grounds. Corey and staff are doing a great job, working within the constraints of staff and budget. There are always maintenance, preventative work, and projects in our queue.

Executive Session began at 11:56 a.m.

The BOD exited the Executive session to vote on the fine for the illegal tree cutting. The BOD agreed to levy a fine of \$200 per tree with a stipulation that the site be cleaned up by September 1.

* In the week that followed this meeting, the BOD reconsidered the pass swap vote. George motioned that we reverse the decision made at the meeting, meaning that pass swapping would not be allowed. It was seconded and an email vote concluded that we would NOT allow pass swapping.

Adjournment at 12:07 p.m.