

WATERVILLE ESTATES ASSOCIATION MEETING

July 29, 2018

Attendees Mike Hering, Art Marks, Sean Tole, Courtney Germani, Chris Fagas, Ann Verow, Corey Smith

Guest: Tom Brennan, Ned McElroy, Ross Scribner

- I. Mike Hering called the meeting to order at 3:08 pm. Seconded by Sean.
- II. Art made a motion to postpone confirming the meeting minutes from June 9. Seconded by Chris Fagas.
- III. Corey reported that the Myer drive property is in disrepair. This is an ongoing problem that has been discussed in the past. Mike makes a motion to start fines immediately based on repetitive nature of the issue. Corey to send email to owner and tenant. Tenant will be advised that there will be 30 days to clean the property. After 30 days, WE may go in and clean up the property. Second by Anne, all in favor.
- IV. Committee Reports:
 - A. Building Committee Report: The property with the foundation on Weetamoo Trail is proposed to be sold to the neighbor of the abutting property. Mike makes a motion regarding the foundation on Weetamoo Trail owned by Legacy Homes to allow the new owner to either remove the foundation or make it safe and concealed by Nov 15. Upon transfer of property the current lien will be waived and no fine will accrue until Nov 15 if work is not completed. Second by Art. All in favor.
 - B. Entertainment Committee: Everything is going well. Receiving a lot of positive feedback from homeowners. Emily and Kassie are doing a great job.
- V. Treasurer's Report:

<u>Operating Accounts</u>	<u>2018</u>	<u>2017</u>
Northway	\$104,386.02	\$60,675.71
<u>Rec. Fund</u>	<u>\$208,703.02</u>	<u>\$165,098.92</u>
Total	\$313,089.04	\$225,774.63

<u>CIF Accounts</u>		
Northway	\$120,513.79	\$42,664.60
<u>MVSB</u>	<u>\$110,851.40</u>	<u>\$108,486.72</u>
Total	\$231,365.19	\$151,151.32

<u>Friends of Campton Mountain</u>		
Northway	\$21,653.87	\$15,966.68

VI. Manager's Report

- A. Current membership system is not working well and we are looking at new systems. May ask the membership if there are any experts willing to help
- B. Line of credit to be extended out 90 days. Chris makes a motion to extend existing line of credit out 90 days. Courtney 2nd motion, all approved.
- C. Propane deal worked out very well and has been finalized.
- D. Dam / culvert work to begin immediately after Labor Day weekend.
- E. No violations regarding the water
- F. CIF vote: 180 have voted vs the 289 in the first vote. Art suggested sending out another reminder.
- G. Corey to bring analysis of electronic and paper voting participation at next meeting for BOD to consider suggesting move to electronic with a subset lit of homeowners that require paper ballots.

VII. New Business:

- a. Homeowner suggested that non-picture passes permit one extra person that is a direct family member. Board generally agrees that we should not change the pass policy. Corey will draft a response for the BOD to review.
- b. Many owners haven't renewed their passes, creating a bottleneck when renters try to use expired passes. We could have billed the \$5 pass processing could have been better. Perhaps new software will alleviate the problem.
- c. Max Risman posted issue about the swing set on Facebook. Corey inspected the set and did not see any issues with swing set. BOD will look at swing set following the meeting.
- d. Corey to look at float to make sure there are no safety issues.

VIII. Old Business: None to report

IX. Owner's Corner:

- a. Ned commented that the entertainment has been great.
- b. Tom: looking to work on his home to prepare for full time living. Does the board recommend a surveyor? Has questions about his septic design. Corey provided some names to call. Asked about tree cutting policy.

X. Set next meeting date – September 15 @ 9am

XI. Ann made a motion to adjourn the meeting at 5:30 pm, Courtney second the motion, all in favor.