

# WATERVILLE ESTATES ASSOCIATION MEETING

June 9, 2018

Attendees Mike Hering, Art Marks, Sean Tole, Courtney Germani, Brent Smith, Ann Verow, Corey Smith and Sarah Sidor. Chris Fagas participated via telephone.

Guest: Richard Gusmini, Maryann Valarese

- I. Mike Hering called the meeting to order at 9:07 am
- II. Brent made a motion to accept the meeting minutes from May 5<sup>th</sup> and Ann second of meeting minutes
- III. Committee Reports:
  - A. Violation – Sarah – Detailed list if violations from slide 7 of the report. Fines will be assessed starting immediately. Sam’s neighbor will be added to list due to the installation of railing not in congruence with color of the home. Anne mentioned that a home on Myer drive has lots of tarps and garbage in yard. House on corner of Summit and Winterbrook has saplings growing in driveway and looks abandoned. 500 (?) Winterbrook has exposed propane tank. Letter should be sent to new owners describing regulations.
  - B. Code of Conduct – The two documents were combined and the BOD agreed to review after the meeting and share any feedback.
  - C. Building Committee Report – Nothing new applications to report. Town approved McLaren Dr. setback variance.
  - D. Entertainment Committee: Courtney has tentative schedule for summer events. Will send out partial list of events that are solidified. Mike H suggested using eVite to coordinate member events. Corey mentioned that its important to pre-plan for events and to get members to commit in advance.
  - E. Code of Conduct: Violations and rules combined in to a single document. Comments and suggestions due to the BOD by June 15. BOD to vote on approval.
  - F. Rental Consideration Committee: Art said that adjusting renter pass policy is something to keep under consideration should it become necessary in the future. Art will continue to investigate how to implement. Art is very thankful for the work that Brent and Courtney expended on the research and proposal.
- IV. Treasurer’s Report:

<b><u>Operating Accounts</u></b>	<u>2018</u>	<u>2017</u>
Northway	\$115,428.73	\$21,320.58
Rec. Fund	\$49,415.72	\$75,539.65
Total	\$164,844.45	\$96,860.23

<b><u>CIF Accounts</u></b>		
Northway	\$98,630.86	\$36,824.48
MVSB	\$110,785.53	\$178,436.10
Total	\$209,416.39	\$215,260.58

## Friends of Campton Mountain

Northway                                \$20,823.52                                \$15,966.14

Brent made a motion to increase the line of credit from \$50k to \$100k in case there's a cash shortfall where temporary funds are necessary in the future.

### V. Manager's Report

- A. Financials – Corey went over the financials for the Rec. Fund year to date vs last year
- B. Building Maintenance: Focus has been on capital projects vs maintenance issues over last several years. There will be much more maintenance and repairs undertaken this year.
- C. HVAC update – air exchangers in and will be installed this summer
- D. Corey recommends that the BOD come up with a list of projects for CIF. Mike H said that much of this will be addressed at the long term planning committee meeting.
- E. Village District update – going well but some cash flow issues. Working with the town and their timing of payment back to the district.
- F. Dam issues will be fixed in September/October timeframe.
- G. Very few water line breaks due to dry ground this season.
- H. Menu pricing: A lot of Facebook chatter about menu pricing. We compared pricing to area restaurants and our prices are largely in line with our competitors. Want structure pricing mechanism that structure prices and discounts to homeowners so that renters aren't benefiting from home owners. Sean will review standard pricing with Corey. Art suggested that we consider raising prices by 20% and offer 20% discount to picture pass holders.
- I. Scott suggested the regs be re-written and dues to be added to the document. Address approval or changes at next meeting. Mike H to sign the document as it currently stands which includes the new dues structure.

II. New Business: Brent motions that we prohibit all outside food deliveries into the building. Courtney seconds motion, all in favor.

VI. Old Business: CIF re-vote. Mike H said that the BOD has the right to re-vote and segregate the vote between lot and homeowners. Brent S and Mike H suggest we hold an immediate revote. Brent motions that the BOD put out another CIF vote with the agreed upon wording that segregates the lot owners from homeowners. Second by Mike H. All in favor.

VII. Owner's Corner: Maryann apologizes for her language and behavior.

VIII. Set next meeting date – July 29 @ 3pm

IX. Sean made a motion to adjourn the meeting at 12:45 pm, Art second the motion, all in favor.