

WATERVILLE ESTATES ASSOCIATION MEETING

MAY 5, 2018

Attendees Mike Hering, Art Marks, Sean Tole, Cortney Germani, Brent Smith, Ann Verow, Corey Smith and Judy Kinney

Guest: Harry Bertino

- I. Mike Hering called the meeting to order at 2:10 pm
- II. Sean made a motion to accept the meeting minutes from March 24th and Brent second of meeting minutes
- III. Review results of dues and CIF increase vote

Dues Increase Vote

Electronic – Yes – 117/ Paper 61

No – 102/ Paper 53

CIF Vote

Home Condo Electronic Yes – 177/ Paper 68

No – 102/ Paper 48

Lots Electronic Yes - 4 /Paper 7

No – 12/ Paper 22

Discussion followed on if the next time the CIF is up for a vote that the vote be broken up to the Lot owners and the CIF that impacts them and the home and condo's have their own vote on their CIF. The question was raised should the CIF to be voted on again, Corey will check with legal on legalities. The Board wishes a to have a constant contact to thank everyone for participating.

There was a discussion of having a survey at time of renewing passes about the demographics of the Estates, down time, events, age groups, use of amenities, etc., Corey will draft something up

IV. Committee Reports

- A. Violation – Samantha - Judy reported on Sam's behalf there is no violations at this time, Corey and Judy will look at the pending violations
- B. Code of Conduct – Discussion Judy and Corey will work on putting the two documents together and present to the Board at the next meeting
- C. Building Committee Report – Mike H, there are 2 plans that have been reviewed on McLaren Drive, the owners are waiting for the town permit. Mike and Brent discussed will write up specs for replanting, there are some homes that have not done the replanting.
Mike told the Board of the electric company will be coming in and cut trees and branches, discussion followed. Corey and Mike will contact the electric company to get more details
 - a. Weeping Birches – Update – The town voted to accept the road but the selectman have not been out to inspect the road yet. The other end that is being developed will be named Horizon Drive. The two roads do not meet in the middle that is why there are two names
 - b. Event Committee – Corey went over the various events and entertainment proposed for this coming season. Art made a motion to have Courtney be the lead on this, Mike second, all in favor, discussion followed.

D. Rental Consideration Committee – Brent has a final draft, Art, Corey and Brent will meet this coming week. Discussion followed

V. Treasurer's Report -

Operating Accounts	2018	2017
Northway	16,439.53	18,768.41
<u>Rec. Fund</u>	<u>38,360.55</u>	<u>51,907.71</u>
Total	54,800.08	70,676.12
CIF Accounts		
Northway	88,567.51	61,790.46
<u>MVSB</u>	<u>110,756.37</u>	<u>176,961.40</u>
Total	199,323.88	238,751.86

The amount of CIF added since the last Board meeting March 15, 2018 \$15,034.38

VI. Manager's Report

- A. Financials – Corey went over the financials for the Rec. Fund year to date vs last year
- B. Ski Area update – Corey did a brief over view
- C. Dam's update – the repairs are holding fantastically and the smaller pond Corey has quotes for the work that needs to be done to that pond, having both done at the same time will save money
- D. Water system update – all good new, have the waiver for led and coper
- E. HVAC update – air exchangers in will be tackling this summer
- F. Lighting LED Proposal – a brief discussion, tabled until the next meeting
- G. Village District update – getting some paving done next year on Goose Hollow, committee for a memorial for Mike Baumann.

VII. New Business

VIII. Old Business

IX. Owner's Corner

Harry Bertino stated he has passes that he lets his friends use and he's a vet so he pays less in taxes and wanted to know if anyone had a problem with that. Harry claims he has been confronted by other owners about who he lets use his passes and about him receiving a discount on his property taxes. Mike discussed with the Board about the issue that happened with the Hodgeman Hill Condo meeting and what Jim is looking for from the board, Corey brought the board up to date on the discussion that he and Jim had before the meeting. Mike read the request from Jim to the board, discussion followed.

X. Set next meeting date – June 9th

XI. Brent made a motion to adjournment the meeting at 5:15 pm, Mike second the motion, all in favor.