

COMBINATION WATERVILLE ESTATES VILLAGE DISTRICT / WATERVILLE ESTATES  
ASSOCIATION LONG TERM PLANNING

May 5, 2019 MEETING MINUTES

Attendees: Art Marks, Andy Griffiths, Corey Smith, Judy Kinney, Matt Smith, Ted Kunz, Mike Hering, Madhavi Challagulla.

Guests: Andrea Canfield, Harry Bertino

Called to order: Mr. Hering at 8:02 AM

**Discussion:**

**Reserve Advisors Incorporated:** Waiting for a proposal to update our capital infrastructure maintenance cost requirements. Mr. Hering expressed concern about the quality of the previous report pointing out they missed picking up the dam in their original inventory.

**Database of Experts:** Mr. M Smith suggested we find out who in the community has what expertise that would be willing to consult with Waterville Estates Association (WEA) and Waterville Estates Village District (WEVD) to cross check outside consultants' findings and capital expenditure decisions.

**Personal Matters:** Personal conflicts were discussed. An executive session at the next WEVD meeting was requested by a concerned party.

**Changing use of CIF:** Ms. Challagulla proposed modifying CIF to augment WEVD funds to get things done. The WEA board is currently discussing what is appropriate CIF use. Using the concept of life cycle costs for assets acquired by the WEVD were discussed.

**Communication:** Mr. M Smith suggested that for projects proposed, justification, expected initial capital cost, life cycle cost (maintenance and eventual replacement), funding source, mitigating revenues, and amenity benefit should be the standard information presented at any public meeting.

**Call for Committees:** Ms. Canfield pointed out that decision by committee makes the greater community more comfortable than autonomous decisions. She suggested a decorating committee among others. A constant contact email should be sent out inviting the community to participate.

**Current Year Improvements, Gym and Teen Room:** Ms. Canfield asked if the teen room is used. Ms. Challagulla indicated that the WEA board is investigating the matter. Ms. Challagulla asked if accomplishing upgrades to these spaces is possible this year, Mr. C. Smith indicated that it could be accomplished this fiscal year. \$30,000 (\$15,000 already approved in WEVD budget, requires \$15,000 from CIF) is currently estimated for the gym and \$15,000 (requires use of CIF) estimated. The WEA board is working to be able to put to a vote on June 22<sup>nd</sup>.

**Tennis Courts:** Ms. Challagulla proposed moving tennis court upgrades out to 2021 and using volunteers to paint out a pickle ball court on the tennis court with the justification that using an outside professional for the paint job would not be a good investment if the courts were to be replaced in 2021. Also, do we need four tennis courts or could we eliminate the two on the hill as there are water and drainage issues.

**Men's and Ladies Locker Room:** Ms. Challagulla proposed a spin dryer for bathing suits to be purchased this year, not to dry, but remove excess moisture. Ms. Challagulla asked that it be added to the next WEVD agenda as it would be purchased with CIF and be gifted to the district. A July WEA board vote was proposed. Balance of work, \$30,000, would be in 2020 with \$16,000 already approved by WEVD and remaining \$14,000 required from CIF.

**Rec Center Work:** Mr. Marks pointed out that from the last week in June through Labor Day, the Rec Center is too busy to allow for interior work. Therefore, WEA and WEVD decision deadlines must be met to meet schedules and expectations. Mr. C Smith proposed a 90-day planning period, 30-day cost estimating period, and that the board and/or district must act within a 60-day window for work to start.

**Conveying CIF Assets to WEVD:** Mr. C, Smith indicated he would contact our legal counsel to firm up our understanding on how WEA should convey assets to WEVD.

**New Business:**

None

**Old Business:**

None

**Guest Business:**

None

**Set next meeting:** June 23rd, 2019, 8:00 AM

**Adjournment:** Mr. Hering adjourned 10:34 AM