

Board of Director's Meeting Minutes 9/14/2019

Attendees: Mike Hering, Art Marks, Corey Smith, Brent Smith,
Mark O'Hara, Madhu Challugulla, Courtney Giamani by phone
Owners Attending: Harry Bertino, Ann Verow, Mark Canfield

The 2019 Annual Meeting of Waterville Estates Property Owners was held on Saturday, September 14, 2019. The meeting was called to order @ 2:00 pm.

Minutes of the June 22, 2019 meeting were motioned, seconded and unanimously accepted.

Elections Nominee Committee: Mark O'Hara will head up the committee. The committee will include Mark, Madhu and Chris. There are deadlines to meet. If on the election committee, you should come to the Candidates night. Art Marks, Courtney and Brent Smith are up for re-election.

Violations: Samantha Ciaston was not in attendance.

- 1) Goose Hollow Road siding has been resolved, was physically inspected
- 2) 194 and 95 Reservoir Road were sent letters
- 3) 95 has an exposed fuel tank
- 4) 194 front yard needs to be groomed and cleaned up.

17 Laurel Circle #7 has an unregistered vehicle in the parking lot.

50 Holland Trail – A greyhound bus of people rented the house. Owner rented it as sleeps 22, 40 people rented. Could cause septic issues – ruling is 150% capacity per person. The committee will propose to amend the regulations – occupancy rule needs to be addressed. The Board asked Corey to draft/send a letter to the homeowner regarding the various negative issues with his renters and septic regulations. If surrounding Owners file a complaint, then a violation/fee can be imposed. Another suggestion might be to place a service fee on rental property. This would need to be researched.

Building Committee: Mr. Bowden: we waived \$45,000 in fines when he assured Mike H. he would not combine the lots. However, he did combine the lots. Mike wants to go on record: "words mean nothing". In the future such issues should be looked at more carefully. A written agreement will need to be signed and notarized. This will ensure we have leverage with the homeowner.

Again, we will look into the regulations and propose changes.

Another issue: New homeowner, David Sanborn, was cutting trees to create a driveway without a building permit. He was notified & immediately filed a building permit and is waiting for approval. Again, it may be time to change policy and enforce the owner to sign and return the rules & regulations given to them.

Entertainment Committee: Courtney Giamani reported the following:

- Western Night was huge success and we should keep going with it. Columbus Day the ski area opens.
- New Year's Eve – suggest to send a survey to our owners to have party at Community Center or Ski Lodge. Also discussed children attending or limit time for them. Look into having babysitters for the young people. Courtney would like to keep the ski area open, send the kids 14 & under, home by 10:00 pm. Corey suggested movie, food and dancing. Family Party was very successful. Corey and Courtney will draft a Constant Contact regarding New Year's Eve family party.
- Cardboard Box Derby successful – continue this March.
- Corey & Courtney will discuss obtaining bands for the future.

Trail Committee: Dave Ketcham gave an update. Bridges were built. Beaver Pond Trail a lot of drenching has been done. In progress: existing trails are getting ready for winter skiing. Repairs have been completed to washouts. Will build a bridge across the stream. Kiosks were down and we need parts for them. A total 116 hours completed the work on the trails. \$1160.00 total cost spent thus far. Want to work on a new web page, talked to Naomi. Oil barrels (3) do we want to move them? One was knocked over and the oil ran across the overflow parking lot. Do we need a rope or chain across on Doe Run? Dave proposed he would like to do an October cookout (3rd Saturday) for the trail committee? It was agreed upon with the Board and it could be held at the Ski Area.

A discussion took place regarding the Snow Dog groomer for trails? Or Snowmobile Skandic?? Proposal on a new trail groomer will be presented next meeting from Corey.

Old Business: The Gym: Ann Verow expressed concern about the gym. Madhu reported some renovations are taking place. We have \$10,000 in the budget and CIF giving \$10,000. Now we are looking at \$50,000.00. A window was moved and replaced. There are some issues with the gym, leakage in the roof, the floor needs to be replaced, stained walls. The gym is now closed for renovations and will be closed intermittently when renovations are done. Old equipment will be auctioned to our homeowners. Judy & Madhu will draft an email to our owners. Brent will present a proposal for specific hours for homeowners ONLY at the next Board meeting. Madhu has worked with 3 vendors for new equipment. Each vendor will service the equipment, also have 90 day/1year warranty. Corey asked about service contracts. Madhu will look into it. The cost for the new equipment is as follows: Cardio Equipment \$18,200 - \$15,000 for Strength which does not include a spin bike. Flooring was discussed – matted flooring is approximately \$4500 including installation. Need to get estimate on laminate flooring and cork for under equipment.

Brent Smith made a motion to set \$35,000 set aside for the gym with additional service contracts and lease option after the fact. Mark O'Hara seconded it and it was unanimously accepted by the Board members.

Mark Canfield spoke on the Vision Statement he created for Waterville Estates Recreational Facilities. Corey will forward the email to the board members and discussion will take place at the next board meeting.

Snowmaking Committee: Water will be taken out of the pond this year as it cannot be done. We will not have snowmaking this year. Discussion of our present wells took place. Corey gave an update on water pressure and the wells. Discussion will continue at a later date.

Financials: Rec Fund Update: We are in good shape. We did not have weddings this year but sales increased. We didn't use \$100,000 of the budget but we will need it for next year.

District Update: Watching closely the re-evaluations. We have not increased our taxes. Will wait for the tax bills to be sent out.

HVAC – Matt Smith has been working on this building. Put a new humidifier/dehumidifier in the ladies' locker room. We looked at 2019 Budget. Taxes and water fee percentages were shown. Corey will send the spreadsheet analysis when it's complete.

Ski Area needs some repairs.

Tennis Court Cracks – Vermont Tennis is coming next week to look at it.

Reserve Advisors: The District is in favor of having the reserve advisors come in. The District is asking for \$4000.00 from the Association. The advisors will come in, look at all the physical assets in this building, determine the depreciation and maintaining of the assets. It's been over 10 years since the last evaluation.

Brent Smith made a motion to contribute \$4,000.00 to WVD. Everyone agreed to the motion and voted to approve.

Tabled the following:

Association District interplay (Lease, Management Agreement)

Adopt a Road – feature placed on a piece of property. No liability at all.

New Business: Mailboxes for every property will be discussed.

Owners' Corner: Harry Bertino discussed the water issue. The Board has asked LRW to get us a device to help with the water problem.

The next Board Meeting will be held on October 13, 2019 @ 2:00 – 5:00 pm.

Mike adjourned the meeting @ 5:55 pm.