

## Waterville Estates Association March 30, 2019 Meeting Minutes

- I. Meeting called to order at 3 pm
- II. Review and Acceptance of February 23 meeting minutes  
Accepted by Chris. Second by Art. All accepted.
- III. Committee Report's
  - A. Violations – Samantha
    1. House on pond has resumed work nearing completion.
    2. Judy needs directive from board on Derek Strong. Behind on dues judge has ruled that we can't enforce dues that we filed on, but violations are over \$9,000 and that was not included in court case. He is not working due to a health issue, but refuses to clean up his yard or cover his propane tank. Mike- is this something we can continue to accrue and then put a lien on his property. Postpone on bringing someone in until the snow is gone and then bring someone in to clean it up. Will be put on agenda for next meeting and will reassess once snow melts. Nov 2016 was his last payment.
    3. have we followed the procedures on MaryAnn Thomas. Time to take her to court to collect on overdue fees.
  - B. Building Committee – Mike
    1. Projects put on hold for winter are back in progress. 2 homes on McClaren have now purchased on pegwood and have asked for a preliminary review. 2 more homes that will be well made are a positive.
    2. Stoner property is resuming work. They had a preliminary approval. Plans were submitted and the application to build will be renewed. Corey will make sure the annexation property was filed properly. Mike says it is so far back it doesn't affect line of sight issues. Corey has an email out to legal to double check everything is going according to plan.
  - C. Entertainment Committee – Courtney  
Clean up day- May 4 Brent suggested 9 start.  
8:30-9 coffee and donuts; 9-12:30 clean up  
Kentucky Derby- 5 o'clock start. Corey- Limited food because we have the loon mtn. event at the lodge.

April 20- Easter egg hunt at lodge. It is vacation week. Discussion if the lodge is open or not. Corey and Courtney will discuss privately next week. Last year we stayed open for food as long as we broke at \$600 a day. Claire said she would help if Courtney cant

Fish tournament. Courtney- People really want it. \$\$ in budget? Mike- it has been pricey in the past and has never broken even. WV is doing it now so we have lost the

local contingency. It costs a few thousand dollars to stock the pond. Corey it costs between 1500-4000 WV is doing it memorial day weekend. Courtney- Fathers day weekend? (June 15)

July 6- river float. Doesn't cost us anything and they are paid directly to ski fanatics. Fireworks and live entertainment that evening.

July 20- car show 10-12

Rodeo and pig roast in evening. Mechanical bull was costly but people loved it.

August 3- pirates day

August 17- golf tournament? Courtney will talk to Scott about that

August 31- Labor day weekend.... Wine dinner? Or Columbus day weekend?

What should we do for the 50<sup>th</sup> anniversary?

Ski fanatics- thanksgiving weekend, ski wax clinic at the lodge.

Art- we had a request for ballroom dancing. Should that be the wine dinner night? Or does that translate to several nights of lessons?

D. Snowmaking Committee – Mike

Season is over and the gun will be picked up. There was a motion that at the WVDM asking that there be no district water used for snowmaking. Legal has told us that was an invalid motion. The commission has not met since then. It is massively questionable if we can use snowmaking going forward. This season was \$600 for electricity to run the machine. We were open for Christmas week. This issue has opened up a lot of discussion about the direction of the Estates and where funding should come from. This is a much larger issue concerning the votes of a few homeowners directing the future of the Estates.

Art- village district commissioner and on board. Voted against amendment because it wasn't sent out in a notice that it would be voted on that day. There was no opportunity for resident voters to discuss. It was more than \$600 because of chlorinated water- that isn't looking at the profit the lodge made over the winter. Putting drinking water on the mountain for snowmaking might not be the right choice. This year we had a company that was more than willing to work with us.

Courtney- there is still a 2 foot base on the rope tow so we will be open a lot longer- which means we will be open longer

Corey- this was all exploratory figuring out temperatures and how much snow we could make

Madhu- we need to put a cost on the purchase and how long will it last

Still have to look at the cost of the water and if we have to pipe in water. Snow making committee will review cost/benefit. Looking to add members to the snow making committee who have varying opinions.

Opened up a discussion of losing services and the community center being closed historically when it wasn't financially sound to keep it open.

Madhu -will format a question on whether we should continue with snowmaking at the hill.

#### IV. Treasurer's Report

Art explained the tax anticipation loan- the numbers that are reflected shows that the loans and notes have all been paid off

Association has a line of credit that has not been used. Renewed every year, but we haven't used it.

#### V. Manager's Report

##### A. Financials

Campton mountain- 15% increase over last year and last year was a good year. We have been lucky this year on no heavy rains. The snowmaking snow does hold up better.

##### B. Ski area update- new safety requirement for counter weights. It has been taken care of and engineer wasn't concerned.

Operations- pairing back the menu right now as the season comes to an end. Ski tickets is up by 73% from last year.

If you put this against budget, we are doing extremely well.

Last year we didn't take the tax supplemental or the ski area contingency fund from the village district.

Going forward, we will be transitioning to Friday and Saturday day/night we will look at it week by week. Board agrees. It is possible that we could open the lift again if we can farm the snow and it stays cold.

Possibly need to replace the electrical panel- Corey will get more information

Looking at possibilities to use the area for in the summer- will discuss at the

##### C. District update

All the warrants passed- no tax increase other than inflation, the vote on the water system as mentioned earlier

Tons of water breaks. 4 homes and 3 other breaks. We are spending on water and plowing was expensive this year. Cleaning on top of snow removal was a challenge.

VI. New Business-

Long term planning meeting was useful. What is CIF used for and what will it be used for in long term planning. We have 3 years of leeway to get some of these things done- computer equipment is a go- board needs to discuss the plan for equipment and locker rooms. What needs to be decided on is what needs to happen with the CIF

Harry- you need to figure out the difference between a homeowners association and the village district and what is a resident or a non-resident. There is a proposed budget and an annual meeting and then it is voted on. Moving on

There is a need to understand after the village votes its budget what the association is going to contribute to for a comprehensive plan.

Madhu- plan to finish a space rather than do things bit by bit. 6 year plan and approve it each year to see the project completed.

\$15000 towards new equipment- need in future to do a larger overhaul of the space as retirees move in.

Mike- Trying to move forward on planning for the paving of the pickleball/tennis courts we did greenlight the ADA lift, and the 30K for consideration from CIF for paving.

Chris- we are up in the air about the water for the ski hill and some of those funds could be used for that.

Corey- there is a big request for pickleball courts. Discussed how to balance pickle and tennis courts.

The next meeting date is scheduled for May 4 @ 1pm..

Motion made by Chris to adjourn meeting. Second by Art. All in favor