

# Waterville Estates Village District Annual Meeting

April 6, 2013

- I. Moderator Anne Formalarie called the WEVD Annual Meeting to order at 10:00 AM
  - a. In Attendance were WEVD Commissioners Lloyd Willey, Mike Baumann, and Harry Learned, WEA and WEVD General Manager Corey Smith, WE Exec. Admin. Asst. Judy Kinney, WEVD Clerk Barbara LaJeunesse, Anne Formalarie, WEA Treasurer Samantha Ciaston, WEA President Mike Mahoney, and WE residents Thomas Clark, Barbara Kunz, Ted Kunz, Brent Smith, Lynn Willey, and Arnold Goodman.
  - b. Lloyd welcomed the attendees and explained why there is a village district – originally set up to have water supply control, the WEVD makes sure that the value of the WE properties is maintained. Lloyd wanted to publically thank the tremendous contributions of the WE staff to ensure that everything runs smoothly and efficiently to secure that end.
  
- II. 2012 Year in Review – Lloyd said this past year was a significant year of change in the WEVD.
  - a. Most notably, the 2012 Boundary Line Adjustment. What this procedure did for us was that it established that the structural nature of WE is understood by the Select Boards of both the Towns of Campton and Thornton. This change makes the statement that WEVD will abide by its Mission Statement to ensure fair and proportional cost sharing in its management of property values and will not be compromised by those attempting to exploit structural loopholes in our organization.
  - b. Association Lot Ownership Policy Change (facilitated by District) – The WEA’s corresponding equivalent to the District Boundary Adjustment came in the form of a fundamental change to its organizational structure whereby lot owners who do not own homes, no longer have the same rights to amenities in WEA as homeowners who carry the bulk of the financial burden to manage such.
  - c. 2012 Financial Review – Corey noted that the reason for the decrease from 316,552 to 43,730 for the tank bond is because we were able to refinance the old debt to give us a better rate. Lloyd mentioned that the cost of the ski area is about \$1000 for each day it is open. We were open 20 days this winter for a total approximate cost of about \$20,000; but events and activities we will be having such as weddings, golf tournaments, parties, etc. that will use that facility will make up for that loss by the end of the year.
  - d. Tax Rate - The Village District rate will increase this year by approximately 6+% depending on whether you live in Thornton or Campton

- e. Real Estate in WEVD 2012 - A report of the number of new homes and additions was read at the meeting. Surprisingly new construction continues despite the poor economy.
- f. Paving - This past year marked the most notable improvements to WEVD's paved roads since the creation of the district in 1977. WEVD invested \$145,000 in paving in 2012. All of Bell Valley/Richardson Trail was repaved, and Taylor Drive was paved for the first time since its construction. Some cracks have started to appear, and those will be filled in.

### III. 2013 Highlights

- a. Parking Expansion - A newly created parking expansion on the upper dam was paved. A new parking lot for employees is being added above the basketball court. The trees have been cleared for it.
- b. Back-up Power for Water System – Corey mentioned it is imperative that we have a good water system, because if something happens to that, we are out of business.
- c. Outdoor Pool Expansion – still in the planning stages and we are talking with the construction planning people to see what is the best set up for our needs. The additional, smaller pool may be an adult-only area. More deck area will be included. It will not be ready by July 4, but later this summer most of it will be done.
- d. Paving – The town did approve to have the next section of Winterbrook from Tobey Road up to Summit paved. Next year the bottom remainder of Winterbrook or Donovan Farm will hopefully be done. More paving on several WEVD roads will be done this year.
- e. Restroom Renovations – are going on right now on the 2<sup>nd</sup> floor in the Recreation Center. We are getting a great price on the materials, and this will be a welcome update for future weddings and other events.

Warrant Article 1 – To choose one Commissioner for the three year term, a Moderator, Clerk, and Treasurer.

### IV. WEVD Elections – Anne Formalarie moderated and asked for nominations.

- a. Commissioner (3-year term) – Samantha nominated Lloyd to a second 3-year term. Mike Baumann seconded. All WE residents present voted unanimously to reelect Lloyd.
- b. Moderator (1-year term) - Samantha nominated Anne Formalarie as moderator. Lloyd seconded. The vote was unanimous to reinstate Anne for another 1-year term.
- c. Treasurer (1 year term) – The requirements are that you have to be a resident and have some knowledge of finances. Corey mentioned that if someone does not have anything to add to the job, the commissioners and he can handle the duties as is. It is not necessary for a resident to take the position out of a feeling of obligation only. No one was nominated. The position will remain open.

- d. Clerk (1 year term) Samantha Ciaston nominated Barbara LaJeunesse as Clerk. Harry Learned seconded. The vote was unanimous to reinstate Barbara for a 2<sup>nd</sup> term of 1 year.

Warrant Article 2 – To see if the District will vote to raise and appropriate the sum of One Million Five Hundred Thirty One Thousand Seventy Dollars and no cents (\$1,531,070.00) to fund the 2013 operating budget with an offset of Three Hundred Eleven Thousand Three Hundred Sixteen Dollars and no cents (\$311,316.00) to come from unreserved fund balance.

- V. 2013 Budget and Warrant – Anne called for a vote to see if the District will vote to raise and appropriate the sum of \$1,531,070.00 to fund the 2013 operating budget with an offset of \$311,316.00 to come from the unreserved fund balance. All present voted in favor.
- VI. Adjournment 11:08.