

**WATERVILLE ESTATES ASSOCIATION**  
**BOARD OF DIRECTORS**  
**4/6/2024**  
**MEETING MINUTES**

**Call to Order**

Meeting was called to order at 9:00 am.

**Present**

Members in attendance are Nancy Seward, Linda Ivers, Susan Spinney, Sean Slattery, Jack Zanini, Jim Reynolds, Member Billy Mitchell is on Zoom.

**General Business - Linda Ivers**

Linda Ivers reviewed the rules of the meeting

Linda Ivers welcomed Jack Zanini to the board and thanked him for volunteering

Linda Ivers motioned to approve the meeting minutes from 12/9/23, 1/28/24, and 3/13/24, Nancy Seward seconded the motion, and they were unanimously approved.

Linda Ivers noted that she was going through all of the old minutes to organize them which will make searching for them much easier. The building committee minutes are already on the website. She noted that the website is being updated. Important changes will be compiled into one document to simplify for homeowners

**Upcoming events**

Community Clean-up Day is on May 4th - Sean Slattery volunteered to lead a second crew, there is already one crew with a lead. Community members will be encouraged to sign up at the front desk so that we can get an estimate of how many will be there and food can be planned accordingly.

Kentucky Derby - this is the same day as Community Clean up, May 4th. The hope is that people stay around for it as they are already there for Community Clean up. Dave and Bobbi Ketcham are organizing the party. There will be various prizes for the best hat, best outfit, and more.

Fishing Derby - this will be held on Memorial Day Weekend. Fish have been ordered, the state will provide them, we will be getting worms and there will be various prizes.

**General Manager's Report**

Ron Beard presented the GM report. Snowmaking delivered 223,490 gallons without any issues. Snow was made for a total of 53.5 hours. The rope tow motor has been replaced and the failed motor has been sent out for evaluation. This summer we will be installing a VFD (Variable Frequency Drive) control to the rope tow so it will have a gentler re-start and be able to control the speed of the rope. This will enable the operator to slow it down when there are a lot of beginners using it. Ron is searching for a tank to be installed this summer for snowmaking.

Ron Beard has confirmed an order with Reeds Ferry for the new "Beer Shack" There was a 10% discount received because the order was confirmed before 3/30/24. Delivery date is May 6th. There was discussion regarding a contest to name the new building. The shed will be 10 ft by 18 feet with a 4 ft

overhang and some chairs will be put there. The building will be ADA accessible. An air conditioner will be installed inside to help staff. The plan is to color match the rec center. A cable will run out to the shed.

Ron Beard has begun the search for the ADA playground.

Nancy Seward noted that the new shed and playground were approved from CIF funds. The previous playground was removed for safety reasons. Sean Slattery inquired as to whether the playground will be in the same location. He suggested that maybe it should be placed so that it can be seen from the pool deck. This will be considered.

Ron Beard and Jennifer Franz, the new food and beverage manager, have been working on summer operations. Jennifer Franz will be hiring some new bartenders and having them trained by a mixologist instructor. This training will provide a more consistent beverage to the customers. Jim Reynolds inquired if the current bartenders are being replaced since 2 are not coming back due to graduation.

### **CIF proposal - Linda Ivers**

The proposed increase as presented in the Annual WEA meeting was an increase from \$2000 to \$3000 in 2024 with additional increases of \$250 each in years 2026 and 2028.

Nancy Seward noted that an increase of \$1000 was presented as it was supposed to get us close to where we should be. There is a risk that people would not approve it so the board discussed increasing it gradually. Jack Zanini asked if CIF has COLA attached. It does not. The increase is for home or condo owners, this does not affect land owners. Sean Slattery volunteered to be on the CIF committee. Linda Ivers made a motion to change the CIF increase to 3 separate \$500 increases with the first one to become effective on September 1, 2024. 2nd by Nancy Seward. It was approved unanimously.

### **Campton Mountain - Nancy Seward**

The new water source took many years and many people and we thank them for their efforts. We already had a snow gun but weren't able to use it before this. Snowmaking began on January 17th for the 1st time in 2 years. The rope tow was operated for 6 weeks with a total of 817 ticketed skiers. 29 season passes were sold. One issue that came up was that we should run a consistent schedule. The hours were set with the idea that we would have the chairlift open also. We had to cut down on hours. It was noted that the rope tow is a good draw at afternoon/night but not as much during the day. Sue Spinney inquired as to whether we will look at season passes for owners again next year. Nancy Seward stated that would be a great idea for next year.

### **Q1 analysis - Nancy Seward**

Everyone does not see eye to eye. Some people feel that the cost of running the mountain does not make it feasible. At the meeting some people felt that the mountain was too expensive.

It was noted that Q2 and Q3 do not add revenue as the mountain is closed. Different people use different facilities. The analysis shows that the mountain does make money but the pool does not. There is a great potential for Campton Mountain once all is repaired and the water tank is installed. Linda Ivers noted that the consultant also came to the same conclusion. William Mitchell recognized that the ski area is a very important amenity

### **Treasurer Report - Jim Reynolds**

The WEA board just made the 1st payment of \$150,000 to the District. Have had some payment to a lawyer and Evergreen. Fiscal health is in good standing. Linda Ivers inquired as to how we pay Evergreen and was told monthly.

### **Public Forum started**

Scot Sallaway asked if there is any way to improve the WIFI in the weight room. Ron Beard said that he has asked about this and there needs to be a router placed closer to the room. There are a few other wifi issues in the building.

Beth Ellinwood asked if the board would be open to discussions. Nancy Seward inquired as to what is her question that hasn't been answered. Ms. Ellinwood asked why revenue is raised by taxes with large fee increases, as much as 900% for some people and not much for others. Nancy Seward responded that the board has legal authority to make decisions, pass policy was made before, pass policy will be revisited as it is revisited every year. The district has made an effort to look at all costs and expenses. Ms. Ellinwood feels that the current fees are targeting one type of owner.

Mary Kelleher - Thanked everyone for the job that they do and said that her children and grandchildren loved Campton Mountain. It is an amazing amenity.

### **End of Public Forum**

Linda Ivers motioned to adjourn the meeting. Seconded by Jim Reynolds. Unanimously approved.

Nancy Seward motioned to go into executive session. Seconded by Sean Slattery. Unanimously approved

Respectfully submitted,

Susan Spinney  
WEA Board Secretary