

**WATERVILLE ESTATES ASSOCIATION  
BOARD OF DIRECTORS  
8/20/2024  
MEETING MINUTES**

**Call to Order:**

Meeting on Zoom was called to order at 6:36 pm.

**People present on Zoom:** Nancy Seward, Linda Ivers, Susan Spinney, Jim Reynolds, Dave Ketcham

Since our last meeting the Board conducted an official vote by email on July 17th to allocate \$20,000 from the CIF Fund to replace/repair pool furniture. Motion made by Dave Ketcham. Seconded by Sean Slattery. Unanimously approved.

Since our last meeting the Board conducted an official vote by email on August 7th to allocate \$1,000 from the CIF Fund to purchase pickleball nets. Motion made by Nancy Seward. Seconded by Linda Ivers. Unanimously approved.

Since our last meeting the Board conducted an official vote by email on July 18th to allocate \$10,000 from the CIF Fund to the mailbox committee. This is needed to both purchase the parcel boxes required by the USPS, and for the labor on installing them. Motion made by Linda Ivers. Seconded by David Ketcham. Approved by a vote of 7 yes to 1 no.

Since our last meeting the Board conducted an official vote by email on August 7th to accept the code of conduct. Motion made by Nancy Seward. Seconded by Dave Ketcham. Unanimously approved.

The minutes from July 13th will be voted on at the next meeting as not all on the board have had a chance to review the final draft

The CIF vote was launched thanks to the tireless work by Dave Ketcham. The vote is open until 8/31. Nancy will work with Town Square to send another email out to people to remind them to vote.

The mailbox paperwork is still in progress- Linda Ivers noted that a number of applications have been returned. Mailboxes will likely be delivered soon. There are only 108 applications as of today so at this point in time phase 2 does not need to be put in. There is no timeline to continue to phase 2 so if it isn't needed won't do it. Deadline was Aug 9. If you already had a box and you applied for one you were first on the list to get one. There are about 100 full time households in Waterville Estates.

Code of conduct was completed with the great effort of Billy Mitchell and was approved by the board and given to staff. It is also on Townsquare. It may need to be edited going forward if situations arise that need to be dealt with.

The Compliance and Building Code was addressed by Nancy Seward. The community is still having issues with tree cutting. An existing home cleared trees and added fill to level their lot which spilled on the neighbors undeveloped lot, without a permit. They want to work with the neighbor to resolve this. They spoke at the Commissioners meeting. Jaime has spoken with them about their options.

Dave Ketcham is currently working on the new owner packet. The hope is that this will help to alleviate issues since people will be able to access information on Townsquare.

There is now a written collaboration policy between the front desk & Evergreen. Linda Ivers has worked with them to help to make it a smoother process. It was noted that the board will need to decide if we want to change the annual due date to June 1st as opposed to July 1st.

Nancy Seward noted that there are still some recreation/owner Issues. There has been disrespect to staff by renters and this was addressed.

Main topics:

There was discussion regarding current CIF spending looking toward a change of policy for expenditures in future years. There have been some issues with expenditures. When the board has allocated CIF funds to pay for improvements and needed maintenance it has not always met our expectations.

The new siding on the back of the building was supposed to be closest in color to the current siding. The color ended up very different and does not tie into the rest of the building. Decisions are being made without WEA being involved.

WEA board was promised that the playground would be in neutral colors as is required by the bylaws. Instead, the colors are bright and not in compliance. The playground, although ADA compliant, does not have anything on it that a disabled person can use.

WEA board wants more input in how contributions from CIF are utilized and better communication.

A paragraph may need to be changed in RMA regarding communication with all parties involved. Dave Ketcham noted that we should be given a formal proposal before the money is committed. RMA goes year to year and there will be a meeting with the commissioners to discuss future changes.

A motion was made by Jim Reynolds to have 3 signers for the Northway Bank Account to include current treasurer Jim Reynolds, Dave Ketcham, who will be the next treasurer, and Linda Ivers who is the co-vice president. Seconded by Nancy Seward. Unanimously approved

Jim Reynolds presented a financial update for the year to date. Evergreen was asked for updated financials. The current information is from the June 30th statement sent on July 30th.

At this point, halfway through the year, there is nothing remarkable to note.

- Approximately \$500,000 in dues was budgeted for and as of June 30th \$505,000 was collected.
- \$72,500 from guest passes was brought in last year. This year the total is \$70,035.
- 6,390 Picture passes were sold.
- \$3000 was budgeted for building applications. Currently \$1275 has been collected
- \$3000 for legal fees budgeted, as of June 30th the total amount was \$5500. Above budget due to increased collection activity.
- Budgeted for \$3000 for office supplies currently at \$8500
- Currently there is approximately \$50,000 in unpaid dues. There are some owners that haven't paid for a number of years. There are some that owe \$5000 or \$6000. There is an issue when the town takes over the property. Majority of homeowners are paid up.
- The insurance is about \$30,000 for liability. Approximately \$10,000 is still owed.
- There are 3 more quarterly payments before the dues come due again. September, December and March.

Campton Mountain and snowmaking - This is coming up and we need to think about what to do about the mountain. Snowmaking cannot only be on the rope tow but should be mountain wide. When Nancy spoke to Gerry he said that we are on track and we are going to have snowmaking. Linda and Nancy have worked on trying to increase interest in the mountain to attract people and having it open on a regular basis. A manager has not been hired yet for the mountain. Gerry indicated that it would happen. Linda was told that there were a number of days that the chairlift should have been open because there was enough snow. There were a number of times that there was not a ski patrol available so the mountain could not open.

Snowmaking committee was abolished. Ron does not have someone to turn to about this now. Dave Ketcham stated that the committee needs to be reformed until we are where we need to be. Lazy Eight needs to be open at a minimum. We need to get this back up and running...just for snowmaking. Can't sell tickets if we aren't going to have it open.

A letter was sent from a homeowner regarding facilities. They love the community center and are very appreciative of recent improvements. Unfortunately, there are basic maintenance issues that are not being done. Examples are: weeds in the front of the building, lack of new and maintained mulch throughout, Grass should be mowed in the pool area, flowers dead, pool equipment, unpainted wall to prevent people from getting in is an eyesore, long food and drink lines, drink prices not listed, high prices for drinks as compared to local places, food quality has gone down.

Nancy stated that she has done research on prices and they seem to be on par with other resorts. (Owls nest, RiverWalk) Jennifer has tried to make sure that prices are appropriate.

Linda Ivers noted that the building is not in compliance with what we expect homeowners to do. Letters would be sent to homeowners with some of the issues we see at the rec center.

Propane tanks at the top of Pegwood. Homeowner has been trying to plant flowers and shrubs to cover them up and they get mowed down. District needs to do something about this. It has been brought to Ron's attention. The homeowner is willing to do the work but wants to make sure that they are going to remain. Dave Ketcham will make contact with the compliance committee.

Nancy Seward made a motion to move to executive session. Linda Ivers seconded. Unanimously approved.

Respectfully submitted,

Susan Spinney  
WEA Board Secretary