

**WATERVILLE ESTATES ASSOCIATION
BOARD OF DIRECTORS
10/19/2024
MEETING MINUTES**

Meeting was called to order at 9 am

In attendance: Linda Ivers, Nancy Seward, Dave Ketcham, Susan Spinney, Jim Reynolds, Billy Mitchell, Jack Zanini

Business updates:

- CIF Vote 53% were returned and the increase in CIF passed.
- Certificate of Vote: Restriction Easement and Covenants will reflect the current information
- CIF monies spent on chairs: delivery wasn't going to be until after Labor Day so with that in mind the decision was made to wait as there was a discount after that time. Pool area - Some of the chairs have passed their warranty. Some new chairs will be purchased
- Campton Mountain – purchase 8 new tables. The existing tables could be moved to the basement. The tops along the wall will need to be raised to a higher height to accommodate the existing chairs

GM update:

- Renovations at lodge are going well
- Trunk or Treat will be held on Oct 26th, haunted hayride will be offered after dark.
- New Tanks will be put in place soon, working on the snowmaking, water lines
- Vermont Rec will come to fill the cracks in the tennis courts. This has happened to other courts they have installed as well. Paint company blaming Asphalt and vice versa. All will be documented.

Financial- RMA contributions of \$150,000 are paid quarterly to the District from WEA.

Current in accounts is as follows:

- CIF: Live Oak Bank \$242,174.14, Bank of NH \$243,641.44, Pacific Premier \$43,568.71
- Operating Accounts: Bank of NH.\$316,822.71, Pacific Premier \$312,978.32, Northway. \$83,000
- Pending payments \$450,000 more to district before the accounts are replenished next spring
- Jim Reynolds transferring out of job as treasurer and Dave Ketcham will take over as treasurer

Mailbox update:

Jim Cahill - Mailbox committee, Linda Ivers WEA board rep, Mary O'Brien, Dave Rose. Shout out to Mary for all that she has done. Mailbox applications initially went out in August. The committee sent out second emails to people who had current boxes and boxes at the post office. Campton postmaster came to the estates and liked the design. Assignments have been signed off on by the post office. Postmaster has worked well with the Estates. Parcel boxes will also be installed. 112 applications. 295 available letter boxes. Community members have volunteered but the staff is focused on the mountain operations right now and the install will be in the spring. Congratulations to the committee for all of the work that has been done.

Building Committee Update:

Compliance committee: Overwhelming as there is a lot of paperwork. The current system in place requires people to report. This is usually about issues with the property. Frank Marshall was trying to do both and it was too much. Exploring having the bulk of the work done by Evergreen. This would make the system more streamlined with the necessary dates and time needed. There are a number of steps that need to be done. For the most part infractions have been minimal. There have been a number of tree cutting instances where people are depleting the buffer zone. Discussion was had over whether tree cutting was a compliance issue or building committee. Potential fine of \$2,500 per tree.

There have been 29 permits issued in 2024 thus far

7 new home build requests – 5 completed, 2 pending (failed to meet all of the requirements or gave the permit and they haven't built yet) There is a year after the permit is issued before they have to start paying dues. Cannot force building within a certain amount of time. There have been a few lots cleared and left empty and this needs to be addressed

Need formation of election committee. 3 empty seats coming up. Need to have a committee to recruit candidates.

CIF

- Phase 1 - Snowmaking will be expanded up to $\frac{3}{4}$ of the way up Lazy 8. Then the snow will be pushed up
- Phase 2 – will have the snowmaking $\frac{3}{4}$ of the way up and then extended up to the top. Need to get the water and power to the top as well.
- Goal is to run the chair lift this winter.
- \$120,000 appropriation, need an additional \$82,567.45 to complete phase 1. Plumbing and electrical is included
- Cost of phase 2 will be determined later

Open to public comment:

Harry Bertino – 1. thanks to the treasurer, 2. thanks to Ron, 3. bylaws need to be updated for CIF, 4. consider change to bylaws to have all funds voted on, 5. bylaws should be shared prior to the annual meeting, 6. \$750 for week day membership (7 so far) ability to come to use the building, 7. Propane tanks – concern that if firefighters responding to a fire and can't see tank, Ron Beard addressed this and will double check on the state requirements

Mailboxes – decision making is done by the postmaster and everything is in writing.

Tree cutting – can cut down a dead tree, question about document saying that all tree cutting needs to be approved and logged. BUT By-laws do not require that. It was noted that pictures should be taken to document trees that are to be cut. Nancy Seward recommended that the rules need to be clarified for the owners.

Inquiry as to whether mailboxes can still be applied for. They can still apply

Move to adjourn at 10:42 am.

Respectfully submitted,

Susan Spinney
WEA Association Secretary