

**WATERVILLE ESTATES ASSOCIATION  
BOARD OF DIRECTORS ANNUAL MEETING  
01/26/2025  
MEETING MINUTES**

**Call to Order – Nancy Seward:**

- The meeting was called to order at 11:00 a.m.
- The members in attendance were Jim Reynolds, Sean Slattery and Dave Ketcham
- Members in attendance via Zoom were Nancy Seward, Susan Spinney and Billy Mitchell
- Pledge of Allegiance
- Agenda overview, Board member introductions, meeting rules

**Treasurer's Report – Jim Reynolds:**

- Guest and Early Entrance Passes: Passes brought in \$8600 during 2024.
- The WEA Board is evaluating the use of Evergreen services to keep track of all of our funds. This will come with a cost, but use of Evergreen will decrease the amount of time and energy currently expended by our WEA Board members.
- The WEA Board has approved CIF funding for resurfacing the family pool and re-carpeting the downstairs level of the recreation center in 2025. Any additional CIF funding will be allocated to snowmaking projects.

**2024/REC Fund Overview – Nancy Seward:**

- The RMA/Rec Fund is an annual collaboration with the District, funded by dues and guest pass purchases which cover our various recreational costs.
- There was a \$59,000 increase in the 2024 recreation budget as compared to 2023
- A new benefit was introduced which permits homeowners to purchase Early Access Passes to the Recreation Center, granting increased access to the gym and pool.
- A new swim program was introduced for community members
- A new Guest Voucher Card was introduced to provide some flexibility and choice for owners who did not purchase all of their allotted family passes
- The Campton Mountain Website was updated by Dave Ketcham
- Portable pickleball nets were purchased
- Thank you to Bobbi Ketcham who researched the availability of pool furniture that would match our current furniture to be purchased for the 2025 season
- There were 16 owner guest events in 2024 to include meet and greet, fishing derby and music. Thank you to Linda Ivers for working with Ron Beard on events. Thank you to Susan Spinney for organizing a number of crafts for kids
- Association housekeeping – The building committee revised the permit process and increased fees

- David Ketcham updated the WEA website, eliminating the need to outsource that job and saving money.
- A new homeowner packet was created by Dave Ketcham to give to new home purchasers in the Estates
- Thank you to Billy Mitchell for updating the Code of Conduct for the Rec Center
- A new process of tracking accounts and funds between Evergreen and WEVD staff has enhanced the management of outstanding balances.
- The annual meeting slides will be posted on the Evergreen and WEA websites

#### **Capital Improvement Fund (CIF) – Dave Ketcham:**

- CIF allocations in 2024 were targeted to improve the Playground area, Back Lawn Service Shack, Summit Lounge Storage Shed, Siding for the back of the community center, Pool Furniture (to be delivered this year), Mailbox replacement, Portable Pickleball nets and Campton Mountain Snowmaking
- CIF allocations planned for 2025 include Family Pool Resurfacing and Recreation Center Lower Level Carpet Replacement.
- Other possible CIF projects for 2025 include improvements to the Pond Beach area, the Ski Lodge HVAC, the Handicap Lift for the Community Center and to refurbish the Mountain View Pub Back Deck
- Future of CIF - A new CIF increase proposal was approved by Association voters this year by a vote of 253 to 72. The increase will help, but we must budget annually for unexpected expenses and need to forecast future years with a long term upgrade plan

#### **General Manager's Report – Ron Beard:**

- Campton Mountain skiing revenues are currently \$2,100 ahead of last year
- 286 public lift tickets have been sold to date
- The Village District is currently recruiting a new food and beverage supervisor
- Our snowmaking water well is performing as expected if not better than was thought it would; our next step is to decide on additional snowmaking upgrades.

#### **Election Committee Update – Jim Reynolds:**

- The election committee members are Jim Reynolds (chair), Sean Slattery and Rick Leblanc
- Dominic Roda and Bill Dickson were elected as new board members. Jack Zanini, who was appointed during this past year, was also elected.

#### **Building Committee – Mike Hering:**

- The building committee members are Mike Hering (Chair), Jamie Oldmixon and Frank Marshall. The job of the building committee is to enforce guidelines in the Estates.
- Tree cutting issues have been the most prevalent. Tree cutting regulations were revised 10 years ago to keep buffer areas between properties and the streets. There is a potential \$2500 per tree fine for noncompliance with the rules

- There were a total of 36 permits issued in 2024. Six of these were for new homes. It was noted that the homes being built tend to be larger now. The committee is looking to utilize Evergreen for a new semi-automated permitting process

#### **Compliance Committee – Nancy Seward:**

- Community guideline compliance is currently managed by the BOD. Community member volunteers are needed.

#### **Trail Committee – Dave Ketcham:**

- There are approximately 54 members
- Improvements were made on several trails including drainage cleanup and repairs, tree lopping, brush cutting, rerouting, widening, and leveling. An additional 0.8 miles of trails were added. Benches were installed on some of the trails.
- Planned trail improvements for 2025 include updates for cross-country skiing, revised trail maps, a new trail from Village Loop Trail to Birches Link Trail, Campton Mountain Lodge to Pegwood Ridge Trail, and an extension of Winterbrook Way Trail to Reservoir Road.

#### **Mailbox Committee – Nancy Seward:**

- The members of the Mailbox Committee are Jim Cahill, Mary O'Brian, David Rose, and Linda Ivers.
- The Building Committee was crucial in obtaining approvals from the Campton local Postmaster and the Maine Regional Director.
- 295 new mailboxes were purchased for installation at our community center which will be installed by our Waterville Estates staff; volunteers to assist are solicited.
- 112 applications have been received to date. The project begins early spring.=

#### **Homeowner Forum:**

- Stan Bujalski - Raised concerns about AmeriGas deliveries. Issues include difficulty in getting answers due to outsourced deliveries to other counties. Noted that WEA is not involved with AmeriGas, and the GM handles negotiations. Townships allow tree cutting as long as it does not infringe on others; WEA's rules are stricter, which owners need to be aware of. The board should review the number of kids in the hot tubs.
- Scott Sallaway: Is concerned about the proposal to increase WEA dues, which are currently adjusted only by COLA. The revised dues proposal, which will require owner approval, suggests a single membership dues structure for all recreation, potentially raising household dues but lowering taxes.
- Heather Keddy Harris: Experiencing issues with AmeriGas. Inquired about discussions regarding a dog park, which will be addressed in the upcoming year. She has expressed her willingness to assist in any capacity.
- Bethe Ellison - Everything appears to be in excellent condition. We spent a significant amount of time at the pool. I am interested in additional workdays for the Trail Committee. Actions

concerning community changes, including proposed amendments from planning surveys, are unclear.

- Harry Bertino - Suggests moving the annual meeting to June to facilitate member voting on expenditures. The RMA agreement's cost has risen from \$229,000 in 2014 to \$600,000 in 2024. It's acknowledged that expenses have increased over time and necessary improvements were made due to past neglect. Bertino questions whether we are a public or private facility and seeks clarity on the Association's ownership of real property.
- David Spinney explained the AmeriGas Propane agreement and delivery process. AmeriGas approaches the Village District with a price offer, which the Board then decides whether to accept. While visiting the Estates to provide individual homeowner deliveries, AmeriGas uses any remaining propane to fill the Village District tanks. Since AmeriGas owns many of our tanks, switching providers would require the new supplier to purchase these tanks. The General Manager has recommended that AmeriGas distribute propane more evenly, rather than conducting complete fills. It was noted that Waterville Estates homeowners are paying \$0.10 less per gallon this year than in 2024.
- Denise Bujalski inquired about the status of the approved CIF projects, including the Carpeting and Pool improvements. It was mentioned that the WEA board had initially approved only these projects, but that additional projects would be considered if necessary.
- Heather Keddy asked if homeowners could have a contact point at AmeriGas. It was explained that instead of overwhelming AmeriGas with calls, homeowners should contact Ron Beard, our general manager and the designated point person.

**Adjournment:** A motion to adjourn at 12:15 was made by Jim Reynolds and seconded by Sean Slattery.

Respectfully submitted,  
Susan Spinney  
WEA Board Secretary