

WEA Meeting minutes for Dec 27th 2019

Meeting called to order at 2.08

Meeting minutes from last meeting reviewed and accepted

Attendees

The people that attend the BOD meeting Friday where: Andy Griffiths, Karen & Steve Waters, Todd & Susan Alessandri, Harry Bertion, Sean Tole, Mark & Andrea Canfield

Board members

Madhu, Mike, Mark, Sean, Courtney, Claire, Kris

Corey Smith general manager had to leave right away due to an emergency situation in the gym. Minutes impacted by this

Violations:

None

Building Committee:

Approval pending for one new construction

Cut big trees down but plant something small ones for privacy

Entertainment Committee:

MLK weekend plan an opening night for new Teen room and the Gym

Courtney to send cc email out about New Year's night

Snow Making:

Electrical upgrade is underway

Signs put up to make people aware that tickets need to be purchased at Campton Mountain

Manager unable to provide input

Rental Policy:

Board still working on measures to prevent rental violations

Discussed possible annual fee for owners that rent their properties but more research and discussion needed on this topic

Adopt a Road:

Draft for adopt a road was reviewed with the goal of keeping premises clean and to observe and notify potential hazards such as falling trees etc. please see attached link. If you would like to sign up maintain a road please contact Judy.

Manager's report:

Manager unable to provide input

Old Business:

Teen room update almost complete within the budget

Gym update also almost complete

2019 Budget review: unable

Board would like to put forward at the annual meeting, removal of the proxy vote and to make voting process completely electronic, opt in for paper ballot.

New Business:

Legal: Judy to continue handling small claims, she has been doing this for years and the law firm is more expensive than the money we reclaim. Save legal fees and only involve them if necessary.

Prepare for Annual meeting: manager input needed on this topic

Agenda and presentation to be discussed at a future meeting currently scheduled on the 11th at 2 pm

CIF increase: discussion on renaming, increasing CIF

- Board discussed CIF increase: This is the one time buy in fee new land/home owners pay to the estates at the time of purchase of their property. Has been at the current rate of 2000\$ for new home buyers and 1000\$ for new land owners for over 30 years. This is the fund that is being used to update our facilities (the fitness room, arcade room), new water wells if needed, purchase of a new groomer, snow gun etc. and is in dire need of keeping up with 30 years of inflation. Since it is a onetime upfront cost, an increase would mean some of the cost of the updates will be transferred to new owners while not increasing the taxes or dues for current owners. Further discussion to be had at next meeting

Baseline of perhaps 2,500 up to a certain value and percentage of the cost of purchase of the property above a certain home value.

To be introduced at the annual meeting

Discussion to rename the CIF fund

WEA entry fee, WEA Member fee, other ideas welcome

A committee was formed to discuss this issue, the agenda to be announced at the annual meeting but not for a vote

Committee: Sean, Kris, Mike, Madhu, Mark Canfield, motion made and approved for Sean to spearhead the committee

Locker rooms update:

Mark and Claire to help with cost and design of the new locker room, vote hopefully at the next meeting

Next meeting 11th of Jan 2pm-4pm with the purpose of preparation for the annual meeting

Owner's corner:

Friends of Campton Mtn status under discussion.
Sean Tole will address it at the Village District meeting

Motion adjourned at 4.15 pm.