

Board of Directors Meeting Minutes
11/16/2021

Attendees:

Sean Tole (ST)
Art Marks (AM)
Jim Reynold (JR)
Mark O'Hara (MO)
Dave Ketcham (DK)
Mike Hering (MH)
Madhu Challagulla (MC)
Brian Sylvia (BS)

Guests:

Tiffany Royea (TR)
Judy Kinney (JK)
Terri Tole (TT)

I) MH called meeting to order at 7:03

II) MH moved to accept previous meeting minutes without executive session minutes included. ST seconded motion. All voted in favor.

III) Treasurer's Report: ST reported no updated financials available since last meeting. He also reported that revenues have exceeded expenses for the weekends the lodge has been opened. There was discussion about attempting to figure in electric charges into the expense for a more accurate assessment of net revenues. Problems with logistics of that were discussed.

III) Manager's Report: JK reported that someone had been hired to work on WEA business and was doing well. Projected that bank statements would be completed by next meeting. TR explained request to spend approximately \$485 to add two more taps at lodge to enhance choices and set a Campton Mountain tap brewed by local brewery. Also discussed other marketing options. MH motioned to spend \$500 for the taps at lodge. AM seconded and vote was unanimous in favor.

Discussion re: ski mats and transferring monies into FOCM. ST moved to request funds for ski mats be deducted from FOCM fund. MO seconded. Unanimous vote in favor.

ST moved to transfer any remaining balance in FOCM fund to trustees of account set up for FOCM funds with signature requirement from WEA board/for future expenditures. Seconded by JR. Unanimous vote in favor.

Discussion re: sign of addendum to extend negotiations for RMA.
Discussion re: Vote notices and number of times sent to owners.

IV) Member services: TT discussed search for inflatable movie screen and inability to locate it. MO motioned to appropriate \$300 for purchase of screen. ST seconded with funds from CIF. Motion amended to increase amount not to exceed \$500. Seconded by DK. Unanimous vote in favor.

TT then discussed various upcoming member events being planned for the remainder of November through Christmas.

V) Community Reports:

Violations: ST reported no new violations and several previous violations that have been resolved. Discussion regarding a builder violation who sold property and to whom violation notice should be sent.

Building: No new building permits processed. Discussed request by owners of an outside development company to meet with Board re: potentially joining Waterville Estates. DK indicated several individuals approached him re: builders clear cutting lots. MH discussed related requirements and noted builders not technically in violation.

Entertainment: JR updated board on particulars of New Years Eve party.

CIF Increase Vote: board discussed proposed plan for a new date for vote. Matter was tabled.

Trails: DK reported on all updated work on trails and the scheduling of a day for ski trail clean up. Also updated effort to gather snowshoes for rental/use by members.

Snowmaking: MH discussed recent developments re: permitting. MO reported he's working with John Scruton/Interim GM on resolving any problems.

Elections: MO reported he's been working with necessary parties to complete the election. Voting schedule is in place. There was discussion re: stopping practice of Board endorsing candidates, but issue was tabled for future date.

At this point, BS moved to go into Executive Session. Unanimous vote. ST left meeting. AM moved to return to regular session. Unanimous vote (minus ST)

VI) Workgroups:

Rentals: DK noted began research on how local areas are dealing with short term rentals. Also discussed overlay zoning requirements and the potential for them to impact any rules we create.

Campton Mountain: Discussed possibility of making downstairs room at lodge into storage area for ski equipment, etc to cut down on the clutter in bar area.

Building Lots: Nothing to report

Rec Management: Nothing to report

District Rep: DK to put together schedule for VD meetings to allow board members to attend.

New Business:

VII) WEA Waterbill: discussed water bill for vacant lot owned by WEA. Motion by DK to pay bill. AM seconded. DK, AM, MH, BS, MO and JR all in favor.

Old Business:

VIII) Gift card: MO moved to set \$100 gift card to Andrew Canfield for volunteer work done. Seconded by JR, MH, AM, BS, JR, MO, DK all in favor.

BS motion to adjourn. Seconded by MO. Unanimous by remaining members.