

Board of Directors Meeting Minutes  
12/22/21

Attendees:

Sean Tole (ST)  
Jim Reynolds (JR)  
Dave Ketchum (DK)  
Mike Hering (MH)  
Madhu Challagulla (MC)  
Brian Sylvia (BS)

Guests:

Judy Kinney (JK)  
Tiffany Royea (TR)

I) MH wanted to approve prior meeting minutes, but BS reported they were not done yet. ST wanted to provide account balances and mentioned going over procedures with EH for future meetings.

ST if we open Christmas week possible events for the mountain

Operating hours: waiting on cleaners to report back on cleaning hours for half hour prior to opening. Maybe Monday can be open early, JK will work on also Wednesday.

No changes until further notice.

DK asked TR put foot note on CC mailings stating, "if you don't feel well stay home"

II) Manager report - JK

Covid exposure limited JK to staying home until the 29th. She is communicating with staff to get Campton Mountain opened for at least part of Christmas week. Looking at budget as well. MH wanted progress report on snowmaking. Judy reported mountain staff needed a valve for snow making. DK will go check in to see what we have left to do to be in compliance to open. Agreed that John Scruton will call state to check in on status of this, and that we need as much snow as possible to open rope tow and need valve to start snowmaking. SP says snow mats came in, and slated to be paid for by FOCM. MH asked if there was documentation that says exactly what we need for snowmaking, as he had info that we could open rope tow without permit. JK will follow up with staff for documentation so all can understand what we need to do to start snowmaking so that a firm date can be set. MH indicated snow making committee wants to reach out to multiple vendors for parts needed to start snowmaking so that we don't waste any more time. JK will look into this.

III) JK got OK for ski tickets to be sold for Waterville Valley (WV). Tickets are at front desk with instructions on selling and recording. Members should be aware if they need tickets the next morning to come night before. MH brought up that there were black out dates on these tickets. CG said historically there were no blackout dates. JK will look into this.

JK wants to open Wed-Sat of Christmas week for the lodge. CG mentioned not opening at least the rope tow will turn off prospective buyers and we normally open the day after Christmas. ST mentioned that we only open lodge Christmas week if rope tow is open.

Food and beverage mentioned they'd need to prep for December 26 and would need to get staff in place. DK said Fri/Sat we are usually open, so why not open for sure these nights. JR said also for sports on Sundays members may look to lodge to be open. MK asked TR if we can do limited menu for that weekend and what we need to do to prep. TR needs to know exact days we want to be open so she can plan accordingly. TR said 12/22 is last day they can order food for there to be food for 12/26+. Hours for opening discussed amongst BOD. Snow making may happen if permit is in place, but there may not be enough snow. It's possible snow won't be made until January due to the forecast. Hours for NYE discussed amongst board. Grooming details ironed out tentatively if there is enough snow.

JK will not be available for NYE party. DK said NYE work group (Jim, Courtney, Tiffany) that could step in.

DK asked about gift card for Andrea Canfield previously discussed.

Wrong bylaws are posted on WE website, JK will address.

ST made motion for \$5,400 from FOCM to be used for ski mats for rope tow and top of chair lift. BS made motion to accept all already accepted expenditures done over email to be put formally in current minutes and accepted again in one fell swoop. ST seconded. All in favor.

MH amendment: all ski lights and rope tow were \$11,533, MK wanted to alter motion to "all lighting expenses to be paid for by FOCM" to be written as DK mentioned "[insert EMAIL]not to exceed \$15,000 for ski lights at rope tow." and to include staff and contractor expenses.

BS motioned, MH seconded. All in favor.

DK motioned all passes for Campton Mountain to be paid for and given to WEVD employees.

ST seconded. All in favor.

#### IV) Committee reports:

MH: Violations: No new violations.

Building committee: new applications submitted. Myrtle Lane has an undeveloped road and an owner has applied to build there. There are some issues surrounding it. Building Committee and Town will have to figure out how to move forward. BS says perhaps a subgroup to the BC can be formed to team up on this issue. All agree. MH will talk to Building Committee.

ST asked if JK and TR were needed still on meeting so as to not consume their time.

DK asked about activities for NYE before JK and TR vacate. TR updated that tickets for NYE would be sold through the coming weekend and at door. JK said a Constant Contact should be sent out notifying members tickets are still available.

DK asked about elections and timeline. JK said she would check with EH to check status.

FOCM work group: DK asked TR for information on ticket sale prices.

BOD Groups on Google were reviewed to be sure all members are correct in each of the two groups.

JK and TR left meeting.

DK updated on trails. Nothing new. TT says no scheduled hikes. MH asked about snow shoe rental program for members. DK mentioned for now let's just do a lending program and see where it goes.

DK asked for update on snowmaking. MH: Due to COVID-19 exposure from WEVD Commissioner at WEVD company party, no official meeting has taken place due to it being a work session for WEVD and has to be held in person. MO drew up preliminary plans on how the snow making pipeline would run, but nothing official has been scheduled.

MH: address email sent out on getting everybody on board with the officers commitment to the board bylaws, to have every new board member sign it, be aware of its contents. MH would like to ratify it as soon as possible. All agreed.

DK: rentals should be discussed in January.

DK and all: discussed that the bottom level of lodge is now a boot room.

Rec Management Agreement: BS sent out the agreements with latest changes to commissioners. Concerns were brought up over the language in it. Board went over some of these points and discussed how they should be addressed.

Discussion of special meeting on 28th.

BS noted/reminded all expenditures over \$1,500 need to have two board members signing off, per bylaws. All in agreement.

There were further discussions on the effect of the proposed RMA, Admin Services Agreement and Addendum.

ST - during special meeting on 28th, vote on ASA will be done.

DK - mentioned more BOD have to be involved with District matters so we can work cohesively. ST - concerned with budget submitted by JK, needs clarification, so will have to work through it with Judy and work group.

DK - HOA management. Hot tub. Need clarification if the District or BOD is responsible now for hot tub decision. BOD agreed to set up monthly meeting with Maureen Patti, District Chair, to discuss topics relevant to both entities. BS will set up meeting.

DK - water bill. Designate WEA owned lot on Marden as common land. Possible WEA Current Use policy for unbuildable lots, to mitigate billing for water. There was discussion regarding lots owned by WEA and WEVD

DK - distribution of written materials at front desk: what should the policy be?

DK - Need new policy on signing in and out equipment owned by WEA. Tabled that discussion to another meeting.

DK - Annual Meeting will be at 11am on Sunday, January 30, 2022, with private BOD meeting at 10 preceding. Discussion over proxies. Nothing is voted on at annual meeting, so proxies went by the wayside.

DK - CIF planning work group: should it fall into budget and planning to be worked on? BS mentioned he wanted to put together a list of priorities with CIF funds. Then meet with VD and ask what their priorities are, possibly at that monthly meeting. MC volunteered to sit on committee.

MH - asked why BOD doing a new FB page. ST indicated new page will operate the same, it would just allow BOD to post under BOD name as a whole, not individual BOD members.

DK - need to follow up with JK to get legal confirmation about collections.

DK - need to hone in on fitness room policy and special exceptions.

DK - CIFvote? MC doesn't think it will pass. Skeptical on if it should be sent out yet. All agreed to push it to another meeting.

DK - needs commitment letter to VD from MH for \$65k of CIF towards outdoor courts so it can be a warrant article at annual meeting. Will need two signatures.

ST made motion to close meeting. MC seconded. All in favor.