**Waterville Estates Board of Directors Meeting Minutes for October 29, 2016**

These minutes have been recorded to the best of my knowledge and recollection.

 -John Chase

Board President, Vice President, Treasurer, and Secretary were present.

Present were;

 Art Marks , Anne Verow, Mike Mahoney, Samantha Ciaston, Chris Fagas, Brent Smith, Mike Hering. Paul Axelrod and John Chase on phone.

Call meeting to order at 9 am.

Review and acceptance of September meeting minutes. Unanimous Decision to accept.

**Meeting policy**

 Requests to be on BOD agenda needs to be submitted 10 days in advance.

Art Marks has retracted and apologized for his statement regarding last month’s discussion regarding a wedding photographer.

Also, Art believes the meetings are being recorded.

Mike Mahoney asked Harry Bertino is he is recording. Mr. Bertino stated he is not.

**Committee Reports**

**Violations – Samantha Ciaston**

Ann Verow mentioned a violation, old tires, on Morrill Circle and Weetamoo.

Mason Griff on Meyer Drive.  This is the 3rd time since 2011 that this house has had bad violations.  There is a race car on a trailer.  Old tires and other debris .Samantha Ciaston to investigate.

The Badger property is to receive another letter concerning the property left behind.

**Building Committee - Mike Hering**

Building application appendage to start site work without foundation is at end of Minutes

Weeping Birches home applied for permit.

 His neighbor is ok with work.

Weeping Birches Extension has an engineer hired for compliance work

A couple building applications for tree work.

Goose Hollow home to get a $5000 bond to continue site work.

Weetamoo foundation has a new tarp.

Samantha Ciaston to send a letter to start fining the owner at end of October.

**Committee Updates**

Pass committee has decided to focus only on the Policy Regarding Picture Passes.

Web Site committee suggested the WEB designer provide a presentation at a future meeting.

**Treasurers Report – Samantha Ciaston**

Report Delivered

**Managers’ Report – Corey Smith**

Corey discussed the short fall in budget that food and beverage has contributed to.

Discussions as to the real profit of the weddings.

BOD Motion to spend up to $3000 to hire a resort consultant to analyze services and expenses.

Corey to get a quote.

Need $40,000 to break even on the Rec budget.

Financials

**CIF Review**

 Motion to: Move $14106 from CIF to go towards cap improvements for wedding expenses.

Unanimously approved.

**SKI Area Update**

 Upper tower is rebuilt per engineering specs

**District Update**

 Paving

 Completed.

 Budget

 Utility burial out front may not occur before winter.

**Old Business**

 Management Agreement

Motion to maintain the same level of service with the current budget.

Unanimous

**Dues Inflation Increase Request - COLA**

 Letter to request members accept a COLA based dues increase structure. To be sent

Nov 22 to members

**Home Owners Corner**

**Set Next Meeting**

 Joint Village District and BOD meeting

 Nov 19. at 9am.

**Executive Session**

 Motion to adjourn to Executive session.

Motion to accept was unanimous

BUILDING APPLICATION ADDENDUM

APPLICATION FOR PRE-CONSTRUCTION (LOT PREPERATION)

A $5,000 bond or letter of credit is required

There are certain criteria that must be met and certain limitations abided by for pre-construction lot Preparation prior to building. The criteria and limitations are listed below.

**Criteria:**

1) Approval of site plan

2) Driveway must be approved and constructed appropriately (drainage and base material)

3) All brush must be removed and disposed of

4) Stumps must be removed and disposed of

5) Rough grading after stumping & disposal of stumps

**Items you may install but not required:**

Underground utilities

Water lines

Approved septic and leach field

**Limitations:**

No excavation for foundation

No foundation or footings installed

No paving

**The Bond/letter of credit must automatically renew until such time as it is released by Waterville Estates Building Committee**

**Bond/letter of credit will be released upon the conclusion of construction as deemed complete by Waterville Estates Association Building Committee**