

## Board Meeting notes April 23, 2022

### Meeting started at 8:00AM

Members present remote: Mike Hering, Jim Reynolds, Courtney Germani, Art Marks, Sean Tole, Mark O'Hara, Andrew Griffiths, and Frank Marshall.

Motion to open meeting – Andy, Frank second. All in favor.

### Andrew's updates

- Continuing to focus on Evergreen transition
  - Transition going smoothly
  - Scheduled Zoom with Judy and staff
- Spoke with new attorney
  - He suggested re-organizing bylaws
  - Clarify, modify, and make some adjustments to the existing bylaws
- RMA discussions with district
  - Going well
  - District does not have any intentions to bankrupt association
  - They have indicated that they will work with association on shortfalls
  - March invoice was adjusted and lowered after ASA and RMA were lowered
    - Lower ASA by \$180k
    - Renegotiated personal percentages
    - Currently the value of ASA is \$116,000, RMA \$923,000
    - 2019 WEA gross revenue was \$663,000
  - 2023 RMA/ASA will be renegotiated
    - All parties agreed
    - Dialog overall has been positive
    - The future of the relationship could end up being a tenant/landlord with Wea and district.
- Expenses – ownership
  - Community will not approve more expenses such as dues and CIF increases with a 60% threshold for approval.
  - Association is handcuffed by the current bylaws to generate revenue through dues
  - Bylaws need to change to simple majority
- Businesses in the Estates
  - Bylaws outline no businesses are to be run in Waterville Estates
  - Running a rental business in the estates is a violation and are not allowed
  - At some point a rental fee or change in designation for these owners will need to happen.
- Changing Pass policy
  - Only way to generate additional revenue at this point
  - Frank noted that we need to give something back to the owners if we change the current policy

#### Court update

- Motion to cover 50% of court resurfacing and repair up to \$9000
- Motion to use CIF for court resurfacing by Andy, Franks second. All in favor.
- Drainage will be districts responsibility.

#### CIF discussion

- Tabled. Nothing we can do to increase without a bylaw change

#### Fireworks at the Estates

- Insurance company is requiring a licensed and bonded company to do fireworks in the future
- Fireworks will not be performed by employees any longer
- No firework at the Estates in 2022 scheduled at this time.

#### Snow making

- Water source is the issue
  - Pond usage maybe a non-starter – DEP may not allow it
- Use of our water system is not going to happen
- Mike to take point on finding a water solution

#### Lighting on Mountain

- Need to move forward with installation
- Board open to using CIF
- Lights cost \$10,000

#### Gym usage

- 14 -16-year-old children can use gym with adult supervision

#### Events

- Frank working with Tiffany and Terri to construct event calendar for summer
- Saturday evening venues a must to help drive revenue
- Aug 6<sup>th</sup> – private party of 40 for WE owner at Summit approved
  - Fee for room and fees for pool usage
  - Bar will be open for event – mostly adults attending
- Weddings
  - Campton mountain will be the primary venue until Summit AC is repaired
  - Maureen Patti on call – very positive about selling wedding packages to help generate revenue.
  - Tiffany - finalizing brochure and price list
- Candlelight vigil in May schedule for local teen that passed away
  - Will be held at Campton Mountain – more details to follow

#### Motion to close meeting at 9:30AM

- Frank made motioned, seconded by Mark. All in favor