

Waterville Estates Board of Directors Meeting Minutes for November 19, 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 , Ann Verow, Mike Mahoney, Samantha Ciaston, Chris Fagas, Brent Smith, Mike Hering. John Chase.

Also Present; Mike Baumann, Lloyd Willey, Harry Learned.

Call meeting to order at 9 am.

Joint Meeting Begins with Village District Meeting.

Mike Baumann asked all to sign in.

Resort Consultant

Club Board Professionals presentation and proposal. Suggested to display proposal to board at a cost of \$2700. Awaiting report.

The \$3000 fee for a report from Club Board was reiterated for approval.

Wedding Status

Individual wedding expense and profit was discussed.

\$243K total revenue to \$33,186 net profit.

2017 has 10 booked out of 12 time slots.

2018 has 1 wedding booked.

Budget Recommendations

Transfer of funds up to \$75000 (Hilltop power and SKI area building bathroom with ADA) + all of \$14106 CIF to Village District. \$30000 will be transferred from Village District to BOD for operational reserve fund.

Unanimously approved.

Lloyd Willey discussed 2 options to improve and maintain services. Option A with an increased cost per member \$210, Option B has an increase of services at \$372 per member. These options were tabled till a later date when winter budget numbers are complete.

Vote to table these options is tabled by unanimous vote of Board of Directors and Village District.

Next Village District meeting is 19 of January 2017.

9 December at 6pm is the Employee Christmas party.

Village District motion to adjourn to executive session. Unanimous decision approved.

BOD Meeting Begins

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

Mike Mahoney read the meeting Policy

Meeting policy

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

Waterville Estates Association Board Meeting Policy

The board of director's will continue to post an agenda at least 48 hours prior to holding meetings.

Owner's may request to be placed on the agenda.

Request must be submitted to Judy Kinney or Corey Smith at least 10 days prior to a scheduled meetings.

The request must contain the subject matter of the request.

Any discussion pertaining to the Village District not pertaining to the Association will not be discussed.

The final decision to allow such requests resides with the board of director's.

Any attendee will be granted up to three (3) minutes to make a statement at the end of the meeting.

The board of director's reserve the right to allow exceptions to this policy

Michael Mahoney
WEA President

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Committee Reports

Pass Policy - New policy review and will be under review by WE staff and legal.

Violations – Samantha Ciaston

Myer Drive race car and other debris. Letter to be sent

Letter sent to Mr. Barajasto clear his property to original condition.

Building Committee - Mike Hering

Agreement with Tom Avallone regarding changes to the roads. Plan protects all parties.

Site work issues. Member on Reservoir Rd property is in disarray before foundation work.

Holland Trail Property cleared to property line, no buffer left between neighbors. Site work bond being considered.

Committee Updates

Treasurers Report – Samantha Ciaston

Report Delivered

Managers' Report – Corey Smith

Financials

Ski Area

Cable adjusted correctly, normal maintenance to begin.

ADA ramp complete and functional.

Annual Meeting

Set to 29-January 2017 at 10am

Home Owners Corner

Thomas Clark – Reiterated Myer drive violation.

Harry Learned asked “what are the plans for funds from Friends of Campton Mountain?”

Mike Mahoney answered that an exploratory project is proposed towards snowmaking at the ski area.

Ann Verow requests the lights are cleaned in weight room.

Set Next Meeting

17 December 9am

Executive Session

Motion to adjourn to Executive session.

Motion to accept was unanimous