

# WATERVILLE ESTATES ASSOCIATION MEETING

October 20, 2018

Attendees: Mike Hering, Art Marks, Sean Tole, Courtney Germani, Ann Verow, Corey Smith, Samantha Ciaston, Judy Kinney, Claire Denton and Chris Fagas via conf call

Guests: Lloyd Wiley, Dave Ketchum

- I. Mike Hering called the meeting to order at 9:12 am. Seconded by Sean. All in favor.
- II. Review and acceptance of the September 15 meeting minutes. Ann makes motion to approve Sept 15 minutes, Sam second, all in favor.
- III. Committee Reports:
  - A. Violations: Letters to be sent to Holland Trail and Snowood properties. Mike makes a motion that Corey to make a courtesy call and letter sent to Holland Trail owner regarding abandoned car. Car needs to be removed by November 3. If not, \$100 per day fine to be assessed plus cost of towing. Second by Sean, all in favor.
  - B. Building Committee Report: Avalon landscaping is starting to come along. A few applications have been submitted and to be reviewed by Mike and Brent. Mike to look at trail that has been impacted by Horizon Drive and determine where trail to be re-routed.
  - C. Entertainment Committee: Potential "Friendsgiving" the Saturday after Thanksgiving. Also looking at trivia for the 23<sup>rd</sup>. Committee to look at extending permitting area to put in a fire pit and fencing for drinking area at the mountain. Lodge to tentatively open on weekends after Thanksgiving.
- IV. Treasurer's Report (as of October 9):

<b><u>Operating Accounts</u></b>	<b><u>2018</u></b>	<b><u>2017</u></b>
Northway	\$91,152.17	\$60,492.84
<u>Rec. Fund</u>	<u>\$180,396.22</u>	<u>\$141,170.53</u>
Total	\$271,548.39	\$201,663.37
<b><u>CIF Accounts</u></b>		
Northway	\$54,654.30	\$17,476.63
<u>MVSB</u>	<u>\$210,960.68</u>	<u>\$110,579.81</u>
Total	\$265,614.98	\$128,056.44
<b><u>Friends of Campton Mountain</u></b>		
Northway	\$33,969.61	\$20,192.34

- V. Manager's Report
  - A. Financials: All the financials look good. Courtney to collaborate with Heather on merchandising.

- B. Wedding Update: Not a lot booked for next year but we are getting inbound calls. Sean, Art, and Courtney to look at enhancing the wedding marketing.
- C. Campton Mountain: Commission voted to allow pumping from well for snow gun. Mike and Corey to look at where to potentially put in pipe for drawing water from the pond.
- D. Long Term Planning: Need to reference recent audit to determine funding for long term projects.
- E. Other: Long-term attorney is transitioning to retirement. Starting to look at new attorney. Discussed request by Fried to consider banning firearms at the rec center, specifically with regard to the Hodgeman Hill Condo association. Sam makes a motion to tell the HH Association that they must have a police presence for any meeting, at rec center or ski lodge. Second by Art. All in favor.

VI. New Business:

- A. Realtor Education Session: Many realtors don't understand the tax mechanism and CIF and often dissuade buyers due to perceived high costs. Art to run a broker open house to educate on the aspects and benefits of WEA. Will offer manager passes to facilities.

VII. Old Business:

- A. Pickle Ball: feedback is the plastic surface is poor. Considering creation of dual-use tennis/pickle ball on one of the lower courts.

VIII. Owner's Corner: Interested in cleaning up the trails and potentially creating new trails.

IX. Set next meeting date: November 17 @ 9am

X. Sean made a motion to adjourn the meeting at 11:45 am, Mike second the motion, all in favor.