

# WATERVILLE ESTATES ASSOCIATION MEETING

## OCTOBER 13, 2019

### AGENDA

Attendees: Corey Smith, Mike Hering, Art Marks, Chris Fagas, Madhu Challugulla, Mark O'Hara, Claire Denton, Judy Kinney  
Guest: Scott and Linda Ivers, Scott Monroe, Harry Bertino, Sean Tole, Chris Kiverce, Jack and Gail Hirbour

I. Meeting called to order at 2 pm - meeting called to order 2:03

II. Review and acceptance of September 14th meeting minutes

Addition on page 4- says Mark spoke on vision statement- Mark Canfield

Chris motioned to pass. Mahdu second. Passed by all

III. Treasurer's position open - discussion tabled until Samantha formally resigns.

<b>OPERATING ACCOUNTS</b>	<b>2019</b>	<b>2018</b>
Northway Operating Account	127,795.11	91,058.43
<u>Rec. Fund Operating Account</u>	<u>151,854.75</u>	<u>193,345.75</u>
Total of Operating Accounts	279,649.86	284,345.75
<b>CIF ACCOUNTS</b>		
Northway CIF Account	106,677.69	53,654.30
<u>MVSB CIF Account</u>	<u>223,698.20</u>	<u>211,015.30</u>
Total of CIF Account	330,375.89	364,669.60
<b>THE FRIENDS OF CAMPTON MT.</b>		
Friends of Campton Mt. Account	37,476.29	33,969.61

IV. Committee Reports

I. Violations - Open position - discussion - Mike- thought is no one person should be in charge of this. Board will take over the role and the office will take care of the letters, files and communications. There is a lot to the follow up.

Reservoir road- the propane tank will be moved after Mike spoke with the owner. Premature to vote someone in until Samantha's situation is firm.

I. 50 Holland trail - letter has been sent. Asking them to cut renters to 150%. Letter to owners, letter to membership in total not sent. Group of neighbors here. The issue is indicative of a larger issue. 1.5 occupancy enforcement is difficult to implement

Jeffrey Hannon- this has been over a year problem. Over 20 people staying at the property at a time. Firepit

Cathy and Sean Sexton- long term owners Cindy and Ken Winn couldn't be here. Don't hear as much in winter. Always a lot of cars. Noise issue, plus the greyhound bus

Mike- call to police at 11pm is appropriate from neighbors. We are going to put this to a vote to the regs. Paper ballot vote. Madhu- can we call fire department. Corey- they don't have time to enforce occupancy laws when they are dealing with emergencies. A lot of communities are dealing with this. The good thing is we have rules as an association to make changes. Can revoke passes, threaten fines if deemed unsightly. Regs say one family but have rules for renters as well. The owners have rights too. Going forward- HomeAway and VRBO- don't collect taxes but Air BnB does. We could remedy by putting in the regs that the third party has to collect taxes. This also puts a strain on the water system. Mike- summertime noise is a big issue. Please call the police.

Corey spoke to them before the letter- owner listened. After letter the listing says 14 beds but occupancy 9. Art- can we find out if they are paying taxes to the state. Mike- you have to be registered but state doesn't have a vehicle to police this. "If we catch you, you will get big fines" Corey- air bnb has the information. Art- we are trying to solve this problem. Alert him to the fact that he needs to be paying NH taxes. Other owners- this house is run specifically as a rental property. It was sold and has a property manager who will not meet with neighbors and has made this very difficult.

Mike- this is a pending larger problem. The regs state that you cannot run a business in the estates. If you rent occasionally that is a different situation than running a business. How do we draw the line between incidental rentals and a business?

Art- 1.5 allowable septic change in Regs we could also change to running rentals as a business. Long term rentals are different as well. Mike- if we link a specific fine then we can enforce this when we have a problem. It would really be up to the neighbors to report it.

Sean- if there are only non-picture passes at a home-that indicates it is a rental property.

Corey- what do we do for enforcement?

Harry- You have to prove that they aren't paying taxes.

Claire and Corey will look into if they are registered to paying taxes to state of NH. Mike- we should move toward a goal of regulating this. Madhu- do we need to seek out a lawyer. Corey- maybe we have central reservations here. Mike wants Madhu to help organize a group to look into this. Corey, Madhu, Art and Claire will work on this "Rental Policy Committee" Not a new issue- it is just growing.

## II. Off Road Vehicles -

Corey- the owners got back right away and requested time to deal with the problem. The renters seem to be gone and the off-road vehicles are gone.

## II. Building Committee - Mike - a few applications

Corey- the towns say they will put something into the paperwork that the estates need to be informed when a permit is applied for.

Mr. Dorsey has purchased land- conditional permit to cut driveway given and will blast at the end of this month. Applied for septic permit to state. Driveway is going in off of Snowwood. According to his drawing that is where drive will be. Mike- house will be so windows face view facing Horizon drive. After a few years of growth we might not see the house.

Mike- if there is a zoning issue that is when we would have contacted unless there is a variance needed. Contact would be made through the building committee process.

## III. Entertainment/Events Committee -

Corey put our request for NYE family party. We need to clarify when we are hosting the party as it is in the middle of the week. Corey is thinking reserve a double decker pool party for the rec center. We can ask a few owners to keep an eye on it. Kids aren't allowed under 14. If owners want it, we can open up upstairs. Mike- it has to be clear that owners can't drop kids and go.

Courtney is working on a prom night party for the future.

Ski lodge- once the leaves hit the ground, things will slow down. We can use the labor in other areas. We haven't been open in the past. Mike- shut down after this weekend- All agreed to open Friday Nov 29 and offer entertainment Saturday and stay open after that.

Sean- locals like the mountain view lounge - can we get some pizzas. Corey- maybe on the days of big games we can put someone in the kitchen.

Candidates night- November 30- all agreed. At campton Mountain. Saturday night after Thanksgiving. Judy will make sure there is a microphone available

#### IV. Trail Committee

Dave was not available today.

Corey- they are doing a great job and communicating very well about it. The group has done a wonderful job. The long term goal is to make a total loop leaving the community center and walking down to the river. They are building bridges and getting rid of all the swampy areas. Excellent work!

Cookout is planned for next weekend. Dave is going to send out a notice to see if that will happen. If they can manage a cookout, we will accommodate whatever they need.

#### V. Snow Committee- Mike

Chris- would like to submit letter from Rick LeBlanc he has spoken with at least 30 homeowners who agree with his sentiments.

Corey- this needs to be forwarded to the district.

Mike- according to the district, no domestic water is to be used for snowmaking. It should have been advertised. If there are enough compelling reasons to go forward with this.

Madhu- if the district says we can go forward to this. We have the gun. 60 hours of water.

Corey- have the hydro engineer write a letter about the impact.

Madhu- can we prove that the water supply isn't being affected.

Corey- we are simplifying the issue that it is just about the ski area that people are concerned.

Mike- what kind of water usage are we seeing all year. Is this a drop in the bucket.

Corey- lets stick to the facts and have an engineer look into it.

Chris- clarify that this letter is just to use the domestic water this year.

Corey- this would set a precedent and the expectation would be that it would be there going forward. Engineers are coming to the next district meeting Friday October 18, 2019

Madhu- can we see draft minutes after district meeting in short form. Madhu will make a formal request.

Chris- having the opinion of the engineer means that we have the possibility of snowmaking this year.

Corey- Will be paid for from the consulting line on the rec fund.

## V. Treasurer's Report

Judy will add numbers to minutes

### I. Account Balances

## VI. Manager's Report

- I. **Financials**- rec fund we are ending up in a position behind last year because of lack of weddings. We will have to lean on ski area and decent year at rec center. Tax supplemental money and ski area money will need to be used partially this year. Last year we did so well that we didn't need to use any of that. Last year that supplemented the district.
- II. **District Update**- new water supply is tricky to answer. We want the information coming from the hydro engineer  
Everyone will be getting a letter on a violation. The computer monitoring went into non-report mode and the manual check was not checked by the company Lakes Region Water.  
Struggling to get paving done. Season, rain and quote from only one company- probably will be put off to the spring.
- III. **Water System update** - see above.
- IV. **Ski Area updates**- bought dozen chairs that match our current chairs, counterweight repaired, CIF vote request for the skandic snow machine.  
  
New snowmobile will replace a worn out piece of equipment. Chris motioned for this new snowmobile funded by CIF \$11,000 Mike seconded.  
All approved.
- V. **Community Center updates**- outside- closing outside after this weekend.

Lower tennis court was sealed by Vermont Tennis. The two uppers tar is hardening. Probably should have them back in the spring. The issue is covered for the winter and should not cause any further issues

Fitness room- high pressure apoxy to the ceiling area. Hopefully will get

the paneling done soon. Granite state glass is coming. Flooring will be a wood looking linoleum. Rubber mats for free weights will go on top. Floating floors are opening up. Waterville Valley is having the same issue. The floor needs to be prepared appropriately. There are several different materials under the current floor.

## VI. Post Office update-

There are more properties than there are post boxes. We might be able to reconfigure what is there. In the long run, we need a plan for more mail boxes. There is a possibility that we would need 530 mailboxes.

Scott and Linda Ivers- Someone from the post office came down and checked boxes. They reassigned a box after opening them and finding old mail in there from 3 years ago.

This contradicts everything we have been told by the post office. Corey is working on it. There will be an expense for this. We don't take packages in the rec center due to contents. Packages are being delivered to PO- Corey will work on this and report back.

Mike- there is room for 80 boxes without changing the structure but that removes the drop box

The question is if they will allow us to put in less than 530.

## VII. Old Business

I. CIF/COLA/Sales - Discussion - right now \$2000 for a house, \$1000 for land, Madhu is proposing \$2,500 per house and 1.5% of assessed value.

Chris thinks it should be a flat fee. Since we all use the roads, community center etc the same.

Art- CIF is for capital improvement. It doesn't change how you use the facilities.

If you attach CIF/COLA it would take 2 votes. Corey- simplicity might help in this situation.

Chris- maybe a small raise attached to COLA. This is a more reasonable amount to ask people for.

Corey suggests tying CIF to evaluation. Take the amount paid to the district and call for that amount to CIF. Condos will end up paying less. On average that would take us from \$2000 to \$2,600. This would include the assessed value of each home in the CIF.

Chris- ownership voted that \$4000 was too much.

Mark- \$2500 is much more reasonable with COLA.

Corey- vote for just COLA that is more important than the \$500 increase.

Chris- this number is much more reasonable and that included with COLA

Art- there was no agenda attached to the increase hurt the vote.

Mike- we did put out all the stuff that was paid for by the CIF.

Art- there is \$300,000 what else are you planning on paying for. The community needs to be made aware of what long term planning is doing. We need to do a forward looking plan rather than just looking back on what we are doing.

Mike- \$2,500 plus COLA?

Judy- what about land?

Art- \$1,250 for land plus \$1,250 additional if you build. -

Corey- let's call this discussion and check with Courtney and Brent. Board should be unanimous on this decision.

Madhu requests \$350 more for gym. Coming from discretionary CIF money.

## II. Association/ District interplay (Lease, Management Agreement) -

Board needs to vote to approve for the management agreement the same amount of money for last year's services with a 1.6% COLA increase. The expectation is for the same amount of services provided last year

Mark makes a motion for the same amount of dues to be paid to the district as a management fee as last year only adjusted for COLA at 1.6%.

Madhu seconds motion.

Unanimous vote.

## III. Adopt A Road - Scott Monroe -

Close to second review for a draft. Handout is not current. All the roads have been assigned and local people will have their choice of adopting a road section. Corey will send out a distribution and with a map and listing of roads with Scott's information. Volunteers will pick out sections. Scott will coordinate meetings and follow through process. It will be managed through a gmail account, keeping emails of volunteers private only to Scott. It will be part of the spring clean up day, a fall day and might get

involved with a bar-b-que with trail clean up crew. People will have to sign volunteer forms to avoid liability.

Chris- clarify the scope of this. We don't want people filling pot holes and cutting trees down.

Scott- we need to report to the appropriate people when something more needs to be done.

Art- The tree leaning is on just about every street. We don't want this to turn into something else for Corey to take care of

Corey- owners should report trees to power company.

Scott will come up with the scope of this and get back to us.

VIII. **New Business** - no new business

IX. **Owner's Corner** - Jackie Maier on weeping birches. Scheduling of bar service. Attended multiple occasions when there is only one server at the bar. Scheduling bands and not having enough staff.

Mark- Last night there were 2 scheduled but someone didn't show up.

Corey- it is a scheduling problem because we can't always predict. It is hard to find staff that are willing to come in only on certain days.

Jackie- can we advertise at plymouth state?

Mike- the problem is in the past when we have done that they don't show up.

Corey- we have had much better luck with high school but they can't serve at the bar. It is very challenging filling positions for such seasonal work.

Jackie - offer midweek hours. People are going to go elsewhere.

Corey- the problem isn't totally about getting people, it is getting reliable people. The way we solve these issues is you staff for these issues. The answer is to increase our dues. We have to pay a wage based on whether or not it is busy. We need this with all of our staff, not just the bar staff. This has to figure into the discussion. We are doing what we can with what we have. It is unsustainable with the current budget. *We had an independent party come in and the result was that we are operating at the lowest staffing in the country due to our budget.*

Art- we are doing the best that we can with the money we have. Corey and staff are



doing an amazing job with what they have been given.

Jackie- in the surveys are people asking for live music- should that money be going to the staff rather than the live music?

Corey- if you do away with the live music- then are you staffing and not having people come? We could do that

Art- it is \$18,000 for the year for entertainment. How much of a person are you going to get for that money.

Corey- we have a funding issue as well as a scheduling issue. 30 weekends of staffing and a lot of those hours are on holiday weekends. The entertainment fund of \$18,000 would cover that.

Art- we had no weddings to pay for a full time food and beverage manager and we don't have the people.

Corey- the wedding staff also provided the overflow staff. We are in the process of doing the budget. We may be able to reconfigure this to get a person in there full time.

Jackie- it is possible that no weddings are the new normal we have to look at other options.

Corey- there are a lot of things to figure out. One of the biggest things to look at is what we have for what we pay. We are in a unique position of feast or famine. We have resort expectations on an association budget.

Harry- hasn't this already been addressed and why wasn't it fixed.

Corey- we are working on this now for the budget going forward. Offered to show Jackie the budget and take input.

Jackie- can you conference in and join the board?

Consensus is tele-commuting is challenging. You get lost in the mix. It works, but it isn't the same as being here.

Mike- maybe we can revisit Plymouth State. There is a 3.2 unemployment rate in NH- the people who aren't working aren't because they don't want to be.

Harry- is the new definition of the CIF going to be voted on. That isn't in the bylaws now that defines it. You are changing the bylaws by adding something.

Madhu- we adopted the definition set out by the government

Mike- we will call the lawyer on that issue.

Judy- will contact the lawyer if we need to change the regs if we are just adding a clarification.

Sean- will look into investing the CIF for next meeting.

X. **Set next meeting** - Saturday, November 30, 2019 2-5

XI. **Adjournment** - moved to executive session at 5:26pm

DRAFT