

WEA Annual Meeting Notes

June 26, 2005

The meeting was called to order at 10:10 a.m.

1. Opening Remarks (Michael Baumann)
 - a. Introduction of officers
 - b. Mike mentioned growth and construction around the estates
2. Mike Baumann read a prepared statement about payment irregularities, the investigation, procedures that the board has put in place. He explained that we can't answer questions due to the ongoing investigation. When the audit and investigation are complete, the board will inform the association.
3. Community Center Manager's Report (George Humphrey)
 - a. George is in this role temporarily and informed us of his background
 - b. He has implemented a team approach to management and introduced his staff.
 - c. Organization structure has been put in place to improve communication and flow.
 - d. Improvements since last year include heating system efficiencies, roof and deck repairs, siding repair, and upgraded sprinkler system, planning to resurface tennis and basketball courts.
 - e. Alyson has been promoted to manage the lounge. She informed us of activities planned for the summer, especially July 4th karaoke, a magician, and a band. There will be a new menu and consistent hours of operation. The facility is available for corporate events, weddings, etc. These events will be scheduled with little or no impact to regular operations. Constant Comment is used for electronic updates.
 - f. Kelley Flahive-Leone was introduced as the Front Desk manager.
4. Judy Kinney shared the financial report. The 2005 budget was available at the table as owners entered the meeting.
5. Corey Smith provided Village District report. For the 7th year, taxes have not gone up overall (WEVD portion). We are reserving a chunk of money for the water system reserve, from budgetary savings. We're consulting with MRI to plan for the future to preserve and improve facilities and property. Our intention is to expand the tax base responsibly. An example is the new development on Richardson Trail. Another example is the Taylor Drive development by Hilltop Views LLC. Corey urged members to attend the monthly meeting. Contact Corey any time with questions.
6. Old Business
 - a. MRI (Municipal Resources Inc) Study. We are looking at options to become more efficient and cost-effective. MRI is working slowly. One alternative is to operate under a municipal umbrella. Members can stay informed through email notifications and the newsletter.
7. New Business
 - a. Paul Axelrod made a presentation about RECs and Bylaws changes and voting. He has been tirelessly working on it for the past year. Paul thanked Ethel Kamien, Craig Jacobsen, and Craig's daughter for their

contribution to the effort. The entire board has been involved in discussion and review. Paul noted that 89 properties are owned by an entity. There are different types of owners, which have to be considered. He explained the definition of 'owner'. In the current document, it has different meanings in different sections. New documents preserve the intent of the original documents, but with clarity and consistency. Documents have been reviewed by Scott McGuffin, the lawyer. The existing amendments are included so that we can properly register them. Owners asked the following questions:

- i. Arlene Simon inquired about the definition of owner. Paul read the definition and explained Scott McGuffin's recommendation. Deeded property has 1 'owner' who pays CIF and dues.'
 - ii. Barry Danzie asked if the language about operating a business was new. After checking, we found that it wasn't changed from the current document.
 - iii. Louie Ferracane asked for clarification of corporation and dues, since he purchased his condo through a corporation. If one person signs for the corporation, the only fair way to move forward is to make sure that every deed has a single 'owner'. Louie explained how he files corporation paperwork every year in Massachusetts. George explained that the board will be looking at the pass policy and dues in the coming year. There is not a perfect solution
- b. Sergeant Hill from Campton Police made a presentation on home security. He explained that Campton has 5 full time officers and 24/7 coverage. The police department sees problems with residences that look unoccupied. He made the following recommendations:
- i. Document and record everything in the residence, helps with insurance and investigation
 - ii. Don't keep anything 'near and dear' in the seasonal home, as there is chance that it could be burglarized.
 - iii. Consider an alarm system. The Police department can help owners make decisions about purchasing an alarm system.
 - iv. Lock doors and windows. Look at how you can beef up security - e.g. sliders, reinforce with dead bolts.
 - v. Add exterior lighting near entry points with motion detector - behind the house too.
 - vi. Consider alarm stickers.
 - vii. Encourage nosy neighbors. Most information comes from the public. Be on the lookout for each other.
 - viii. Gun locks available at the station.
 - ix. Owners asked the following questions
 1. Is there any information on the break-ins this spring? All still under investigation.
 2. Does the police department charge for false alarms from alarm systems? Only if it becomes a problem.

3. Has the board considered adding wireless capability so that we can install security systems that don't require phone lines? One residence was burglarized and the thief cut the phone line. Corey said we've looked at renting space for cell tower, but that costs are prohibitive.
4. What about a gated community? If there is interest, the Board can investigate.
5. Nancy Martin asked if the police can make WEA owners aware when crimes occur so that we're on the lookout.
6. George commented that many homes are isolated, so there is a lag between the call and response.
7. Sergeant Hill stated that audible alarms are a good deterrent. There are financial considerations for what you're trying to protect.
8. Ed Verow asked about equipment that accepts direct calls. Sergeant Hill explained how the police department and receives calls.

c. Election Results

- i. Paul Axelrod, George Humphrey, and Ann Verow were elected.

- d. Mike Hering and Ralph Wilbur made a lengthy presentation about the benefits of tree cutting. He and Mike Hering showed us many pictures to make their points. They are long-time vacation home owners. Ralph entitled the presentation "Taxes, trees, and treasure". He expressed concern about high taxes and their effect on home value and building. Ralph compared WEA values to nearby home values outside the Estates. He noted that the situation has improved slightly in recent years. According to Ralph, tree-cutting policy can attract new owners by opening up views. Ralph referred to Page Hill's view easement and pictures. In Ralph's opinion, previous board had an unwillingness to open up views. Paul explained that tree cutting has not been denied. Denis explained the Page Hill easement. Ralph read the motion to create a committee and a development of a land development policy. Ralph passed it out to the members. Andrea Horigan correctly identified a problem with the language in the motion. Changes to the RECs and Bylaws must be approved by a 2/3 vote of the association. Mike and Ralph withdrew the motion from the floor so that they could correct it. Ethel Kamien explained that all tree-cutting was approved when the paperwork was properly submitted. Mike Hering and Ralph re-introduced the motion with revised language. Doug Ross asked for more clarification. Mike Hering explained that this is intended for current sites, not new construction. The new motion to create a committee to investigate and recommend a tree-cutting policy. It was seconded by Ethel Kamien, voted on by raising hands, and was passed.

e. The Tree Cutting Committee Motion

That the Board of Directors shall appoint a committee, of not less than three nor more than five members (one of which shall be a

member of the Board) for the purpose of drafting a comprehensive permanent policy to provide guidelines for officials elected or appointed to grant tree cutting approvals in Waterville Estates. The committee shall submit its draft recommendations to the Board of Directors within seven months. If the recommendations are not approved, the Committee will be afforded the opportunity, at the next Annual Meeting, to bring their recommendations before the membership for consideration. Between now and the establishment of said policy, all tree cutting decisions will be made by the Board of Directors with the understanding that permission for tree cutting to open up views will not be unreasonably denied.

- f. Arlene Simon asked the minutes be available for all meetings.
- g. An owner inquired about the Ski Area. The board intends to open it next season.
- h. Corey explained indebtedness of association. The largest bond will be paid in 2008. Barry Danzie asked to have financial report. This will be made available after cleared by the auditor.
- i. Nancy Martin asked about operating hours and expressed a desire to extend hours at the center.
- j. Mr. Simon expressed concern about growth. Corey explained that we're creating reserves to use for growth and working with MRI.

The meeting was adjourned at approximately 12:05 p.m.

NOTE: Our apologies if any owners' names are misspelled in the notes. Please contact Anne Formalarie at anne_formalarie@yahoo.com if corrections are needed.

Immediately following the annual meeting, the Board met to elect officers and appoint committee members. The results are:

Ann Verow, President
Denis Cahill, Vice President
Samantha Ciaston Baumann, Treasurer
Anne Formalarie, Secretary
Michael Baumann, Building Committee Chairman
Tom Ford and Doug Ross, Building Committee members