

-WEA Annual Meeting Minutes

January 22, 2006

Board Attendees:

Ann Verow, Anne Formalarie, George Humphrey, Tom Ford, Mike Baumann, Samantha Ciaston, Paul Axelrod, Arlene Simon, Denis Cahill

WEA Staff: Corey Smith, Alyson Vassil, Judy Kinney

Owners: get # from Judy

Opening Remarks - Ann Verow

1. Ann explained the change of the annual meeting date from June to January.
2. She made observations about progress since the last meeting
3. She updated the audience on the situation regarding our ex-president and explained the history. Ann recommended that if anyone has questions, check the public records at the Grafton County Superior Court. The Board will provide a complete status when the investigation and legal process are completed.
4. Ann introduced the Board members and staff.

Financial Report - Samantha Ciaston

1. Sam, can you please include the numbers you provided at the meeting?
2. Sam noted a \$135K to \$153K increase in the transfer from the Village District to WEA.
3. Expenses exceed revenue by \$25,206. Sam offered the following examples: \$6500 legal expenses, \$6000 building repairs, \$12,2500 heat and electric cost increases, \$6000 neglect by prior management.

Community Center Manager's Report

1. George acknowledged the contributions of Judy, Corey, and Alyson.
2. Alyson's job extends to include all member services functions.
3. Responsibility for infrastructure falls under Corey.
4. George referred to a 2-page handout that explains the relationship between the Village District and Association. A copy is available from the WEA office. Unless you know the details, the way that the Village District and WEA are organized can be confusing. Owners should ask a Board member or Commissioner, if they need clarification.
5. Our goal is to improve fiscal control and provide members with a good time.
6. We're not offering the summer camp in 2006 because it doesn't serve the membership of WEA and doesn't generate worthwhile revenue.
7. We're constantly looking into offering new and improved services.
8. Use the Suggestion Box. If you'd like a response, please include your name.
9. We'll opening of the Ski Area during the February vacation. Alyson provided more details in her report.
10. CIF expenditures are included in a handout. George noted the beginning and ending balances. Fifty-five land transfers and about 40 home transfers occurred in 2005. George noted the return of \$38,500 that was inappropriately paid to a former contractor who was also the former board president. George explained how we've changed our procedures to make sure this doesn't happen again.

11. George highlighted the CIF projects for the coming year, including the new pass system, improvements to the pool area, library deck, and the sound system. George mentioned the road grader purchase to improve the roads.
12. Helen Wescott noted the poor locker room condition during the summer. George explained how the staff is addressing cleanliness, tile replacement, and ventilation.
13. Ed Cocci asked about the bond expiration which Corey explained later. He also asked about building by developers. Owners want to be informed and have a say in future development, because of concerns about growth. George explained that Cobb Hill is building up on Taylor Rd. and that there is interest in developing the ski area.
14. Ed Cocci said that his child's wedding was excellent last fall and that folks should consider holding functions here.

Member Services Report - Alyson Vassil

1. One of Alyson's goals is to have every nook and cranny of the center thoroughly clean.
2. The discounted ski pass program has been a huge success.
3. New Year's Eve party was a big success.
4. Constant Contact email newsletter is available. Sign up for it on the web site.
5. Ski Area opening is in February. The Saturday evening kickoff is on February 18, with a Texas-style party. Please come and support the mountain.
6. We need volunteers over 16 years old to help the staff at the ski area. Contact Alyson if you can help.
7. We're getting quotes on a new sound system for the lounge.
8. We purchased new china and flat ware for a reasonable price, and therefore no longer need to rent it.
9. Summer entertainment in the evening in 2005 was not well attended, but there was a great response to the poolside entertainment. We're taking that into consideration for next year's schedule.
10. Line dance classes were a big success and will continue next summer.
11. Alyson distributed a survey at the registration table and asked people to leave it on the table.
12. Denis and Deb Cahill offered a 7-night cruise for a raffle. Tickets will be on sale until the end of the summer.
13. Please continue to send email so that we can focus on what is important to the owners.

Village District Report - Corey Smith

1. Corey explained that we did many water system improvements in 2005, but the job isn't done yet. Corey gave examples, such as the new pipes along Richardson Trail and the extension to the 14 lots.
2. Our goal was to keep the taxes steady and in check, as we have for the past 7 years.
3. Over the past 3 years, we have continued to strengthen the association through re-organization and alignment.
4. The commission uses funds to preserve our assets and infrastructure.

5. We've done our best to keep up the roads, for example Briarcliff Road and Pegwood improvements. Ann asked Corey to explain the ownership of the roads (Campton, Thornton, WEA). Corey hopes that the towns will get more serious about maintenance of the public roads. Jessica Marunowski asked about putting a map on the web site, which we will investigate.
6. We made positive improvements to the center.
7. In 2005, the Village District was on budget. Corey explained the history of the 5 - year bond (\$219,000) and that we just retired it.
8. Campton Mountain Revitalization Effort is underway. We expect a proposal from Cobb Hill builders. This is in the early stages and requires the approval of the Village District and the Board. We will be sure to keep owners informed. We reminded the owners that Board meetings are open to the public and we would love to have their attendance.
9. In 2006, we expect new development. We need to evaluate the impact to the water system of this development (e.g. water sources, transmission means, storage facilities, distribution system). We don't have good documentation on the original water system installation. Storage facilities will help us avoid water outages, which is a high priority.
10. In 2006, our goal is to define the exposure due to new construction and how it affects our infrastructure, taxes and debt.
11. Ski Area opening cost was questioned. Corey noted that we had maintenance and inspection costs. The chairlift hasn't been used in several years, so it was in disrepair.
12. John Steminsky asked if we're getting our tax dollars worth from Campton and if Campton still owes WEA a significant amount of money. Corey explained history and how it was resolved. The amount could be a result of misunderstanding (*get details from Corey*). Campton pays upon receipt, not on the net assessment.
13. Ann stated that we want to publish meeting agendas for meeting. Please bring up your agenda items at least 10 days prior to the meetings so that the Board can be prepared to discuss them.

Building Committee Report - Mike Baumann

1. In 2005, we received about 50 building applications.
2. Tom Ford and Doug Ross are members along with Mike.
3. Ann divided the WEA map into 9 sections and each Board member reviewed a section to identify violations. We're seeing commercial and abandoned vehicles on properties. We've contacted some owners already about violations. We're going to send letters to the others and will eventually levy fines if situations don't improve.
4. Owners with missing 911 addresses could be fined \$100 by the local authorities. These need to be easily seen from the street.
5. Mike mentioned problems that we've had with modular home approvals. The Board is getting a legal opinion on whether we can prohibit them or not. Louie Ferricane suggested having approved design specifications, which we do. Mike noted that sometimes when we approve a plan, the house that goes up doesn't match it.
6. Shelly Simon asked about building condos vs. houses. He asked how many people do we want here? We'll add 'managing growth' to the February agenda.
7. Ed Cocci asked about modular homes and that we may want to put this to a vote since it is an important topic.

Tree Committee Report - Samantha Baumann

1. Sam referred to the motion that was passed in June to evaluate the tree policy.
2. The committee continues its work and will communicate results to the members.

New Business

1. Ann explained the Board election results and listed who served on the Nomination and Election committee (Mike Baumann, Paul Axelrod, Ann Verow, Mike Hering). Owners voted for 3 candidates who were all elected (Arlene Simon, Anne Formalarie, Denis Cahill)
2. 2006 Budget
 - a. The actual budget is 4 pages long, so the handout is summarized by categories.
 - b. Some items have shifted between WEA and the Village District, which follows the premise that the Village District functions as the landlord for the Center.
 - c. Our costs have gone up dramatically, caused in part by energy expenses. George walked us through the revenue and expenses.
 - d. George explained the costs to open the ski area, which includes lift maintenance, insurance, and the linkage to the liquor license. Lou Ferricane asked about the insurance policy cost, which seems high. One insurance company in the state offers ski area insurance. This is the lowest possible rate that we could find, but we continue to seek ways to reduce the cost. Robin Kelms asked about tubing, but we don't have adequate run-out at the bottom. The Board will investigate further.
 - e. Pat Learned asked about keeping the ski area open for NH vacation too. The Board will assess the costs and the snow conditions. George explained that we're trying to find appropriate uses for the ski area (night skiing, tubing). Ed Cocci asked about lighting and Corey stated that we're replacing the bulbs. Nancy Martin asked about use of the towrope. Ann explained that snow and staff are a concern.
 - f. John Steminsky asked about the budget and delinquent dues. Judy explained that we're diligently chasing large sums of money and there are 16 people who haven't paid in years. The records were turned over to our attorney and some are going to court. We currently have 13 people who have not paid this year's dues. We have 3 people who owe finance charges, but have paid the dues. The Front Desk staff is checking the Aging Report to make sure that people who have not paid dues are not allowed in. John Steminsky asked about legal action and Judy explained that every 6 months we renew the liens. If the land goes to auction, then WEA is unlikely to recoup the fees owed. Ann explained that we're being very active in pursuing delinquent payments.
 - g. Shelly Simon asked about the sources of funds and applauds how we're separating the budgets and expenses. George noted that the CIF funding can be confusing and explained its original purpose. Shelly asked who owns the road grader. The district will hold its title.
 - h. We are recommending a \$35 increase in dues. Paul Axelrod explained the reasons why we asking for a dues increase and why we changed the date of the annual meeting. Paul also provided other background information.
 - i. Five years ago, we learned that there would be over 100 properties up for auction, which was a large percentage of WEA.

- ii. Paul explained that record keeping in the past wasn't as good as it should have been.
- iii. Paul also mentioned the Building Committee's challenge and how it spends a lot of time policing. He noted that we've had a problem with modular homes that don't meet our requirements.
- iv. Paul noted that the Board has concerns about development and its impacts. The Board will be very open, keep the members informed, and bring issues up to the public. We hear from the membership that we need to be fiscally responsible.
- v. We have 437 living sites in WEA. We're like a little city, with a water and highway department. Paul noted that we're dealing with inflation and increased energy costs, giving the year-over-year comparison. We either need to increase funds to pay our bills or reduce services. We don't have surpluses to handle increases in costs. We've had dues since 1972. Between 1972-80, there were three increases. Another increase occurred in 1991. In 2003, we increased dues to \$425. We're going to mail out a proposal in the next weeks to raise the dues to \$460 to maintain our current level of services.
 - i. Doug Ross asked if we can vote now for the dues increase. Paul explained that we have to do the vote by mail.
 - j. John Steminsky asked if we need a majority vote by the association. Paul shared the voting procedure. The ballot will say 'yes' or 'no'.
 - k. Ethel Kamien complimented Paul on his clear presentation and asked for a 1-page explanation to go out with the mailing. Ethel confirmed that we need to vote by mail.
 - l. Ethel Kamien made a motion that we set up the makeup of the Tree Committee, as a subcommittee of the Building committee, with at least 1 member of the board and at least 3 members of WEA membership at large. This passed unanimously.
 - m. Lou Ferricane asked about suggested listing year-over-year comparison of expenses in detail, so that owners are informed. The WEA budget is available in the office. When discussing the dues increase, Paul chose to talk about electricity and fuel because they're easy to understand. Expenses keep going up.
 - n. Ann stated that we're looking for accountability and are asking everyone to help too. She gave examples of helping such as putting weights away after using them and using lockers to keep the center neat and clean.

The annual meeting adjourned at 1:07 pm.

The Board met, according to our regulations to elect officers, immediately after the annual meeting.

