

I. Meeting was called to order at 4:05 pm.

In attendance: Mike Baumann, , Lloyd Willey, Harry Learned, Corey Smith

II. Minutes of the last meeting were approved.

III. Old Business

1. Open Position on the Commission

- Lloyd Willey gave his experience/background: graduated from RPI in Chemistry with a Master's in Management. Work experience in both large and small companies in management roles; consultant for strategic planning both domestic and international; elected official in Andover Mass. - school board and finance committee.
- Lloyd was nominated to fill the open commissioner's position until elections in March. Vote was unanimous.

IV. Financial Reports – YTD reports were reviewed.

1. Corey reviewed *Profit & Loss Previous Year Comparison*

Question: Has Tax Revenue been effected by the recession?

Answer: Actually doing better than last year.

2. Decrease in debt service (payoff of large note in 2008) has been a major, positive impact on the budget and our ability to bolster the reserves account.

3. Will end the year strong and in good shape

V. Correspondence

1. Letter from Mutos RE: Town road up to their driveway.

- Corey shared his response to the Mutos containing corrections to their letter.

2. Letter from Town of Campton Planning Board RE: Taylor Drive. It was missing whose specifications were being referenced for the final road.

- Corey shared his response to the Planning Board with the 20 foot specifications of the road stated.

3. Corey reviewed the 11/17/09 letter to Tom Avallone restating the agreements made regarding the building of the road to the Muto's home.

VI. New Business

1. Tax Rate Setting (figures are not yet "official")

- Campton: District/Town combined dropped from \$36.03 to 32.30
- Thornton: District/Town combined dropped from \$31.76 to \$28.727
- Combined WEVD in Campton and Thornton went from \$69,944, 209 to \$81,549,610

2. Revaluation Comparisons – Town of Campton

- Lloyd reviewed the process undertaken by assessing company
  - Land went up a larger percentage than homes
  - CNP did not use foreclosures; sales figures are from last year and a half up to April 2009 compared to 2004 (last reevaluation).
- Did a comparison of 8 properties in WVE versus outside; another dozen comparisons are needed to draw firm conclusions. Town homes need to be part of the study.

3. 2010 Budget Discussion
  - Association budget could be impacted by changes in staffing levels (eg, 2 people in the building at all times) and other items. Changes may impact the District budget.
  - Items will be reviewed at the Association meeting on Saturday, Nov. 21 and will be ready for discussion at the next Commissioner's meeting.
  - Discussion with the Association will also review the items handled by the Association versus the District.
4. Management Contract with Association
  - The lawyer, Scott McGuffin, is reviewing items for discussion by the Association Board of Directors
5. Bank Signatory Papers
  - Lloyd Willey signed papers as a new commissioner for the District bank accounts.
6. Winter road maintenance
  - Corey has contracted with 4 companies. He has worked to have synergy with the contractors for the roads they are handling for the Towns or Associations.
  - Paperwork has been developed to record the work of the contractors
  - Todd is managing the contracts and will assess the work of each contractor
  - Oshkosh is "on call" if needed
7. Village District Meeting: Mike asked for it to be changed to 4<sup>th</sup> Friday of the month at 5:30 (better synergy with Association meeting).
8. Mark Melanson asked to have his concerns addressed. Mark is running for the Board of Directors in order to obtain the information he desires. (*Clerk Note: In these minutes, discussion has been grouped by topic for clarity.*)
  - Mark found Emails on his windshield and was told Corey was "ripping him apart" in front of an owner.
    - Corey said he did not like Mark's current approach, felt he had a personal agenda. However, he would welcome him as a Board member.
    - Mike Baumann spoke to an owner who was present when Corey was discussing Mark and said nothing improper was stated and that Corey said he would welcome Mark as a Board member. The owner declined to have his name placed in an open forum so it cannot be supplied to Mark.
  - Mark reiterated he found Emails on his windshield. Mark shared the Emails with Anne Formalarie.
    - Corey explained they would have been placed there illegally as they were Corporate communications and only 2 people would have had access to them.
    - Mark advocates Corey be fired if he found out if what was stated in the Emails is correct.
    - Harry stated that if the Emails came from 1 of 2 sources, there is legal litigation going on and no Commissioner or employee can comment on it.
    - Mark is looking for an apology from Corey that the Emails were on his window and wants the information he's requesting.
    - Corey apologized that he could not address anything about the Emails due to Attorney advice.

- Denis Cahill, Association President told Mark that as Association President he nor any employee cannot comment on the Emails per the instructions from our Attorney.
- Mark felt he was not getting the answers desired, even though they are business oriented.
  - Corey gave Mark a P&L and Mark says that is not what he wants to see as it won't show the figures he wants.
  - Mark wants to show Corey how to obtain the figures he is requesting.
  - Corey replied: we do not have solid information on "for profit" versus the items used by/for Association members and separation of the items used "for profit" versus sold to members is something we are working on. We have all receipts and purchases, just do not have the information in a format to analyze the costs of food/beverage service for owners versus events that are held "for profit."
  - Mark did not show up for a meeting he set up with Corey nor did he call to say he could not attend.
    - At the every end of the discussion, Mark stated he had been hospitalized and could not attend the meeting. He said it was private and he would not discuss why he was hospitalized.
- Mark is looking for answers regarding our food, liquor and labor cost. He also wanted to see actual receipts for an instance when he saw workers leaving the building with food to make sure they paid for the items and did not steal them.
  - Corey explained he looked at the security tape and saw no impropriety. He also spoke with the staff member and any removal of food was handled properly.
  - Mark stated if he sees items going out the back door without a receipt, he'll call the issue to the forefront and wants immediate action. Mark feels he was not communicated with about what management did after being informed of an event. Corey explained that film was watched and no impropriety occurred. Mark stated he did not believe this.
  - Corey explained how expired food or vegetables past their prime is handled.
- When asked, Mark stated he is not "working with" Alyson Vassil only communicating with her.
- Mark challenged Corey's experience, in particular about restaurant management.
- Mark stated he heard from 3 people who worked for the Town that Corey stole from the Town. Mark would not share the names.
  - Corey stated that Mark's statements are defamatory as they are lies. Corey is more than willing to work with Mark, but one-on-one Corey fears that information will be used incorrectly or improperly.
  - Corey stated Mark is advocating for Corey to be fired without coming and having a discussion with him about the issues. Mark is talking about him in the community but not face-to-face with Corey.
  - Corey explained he couldn't have a one on one discussion with someone who is adamant about getting him fired and is looking for reasons.
  - Harry stated that he has been told (by Mark) 2-3 times that our road dept. through Corey was stealing salt, sand and supplies from the town. Anne, Denis and Harry were told this by Mark and again on the phone with just Harry. Harry has a problem that an elected official from the Town was

making this allegation. Mark stated if confronted to verify that he was told this by a Town official, he will deny it.

- This allegation was made at a town meeting and was subsequently, immediately proven to be incorrect.
- Mark's statements are allegations without substantiation. Corey reiterated this is harassment. Harry told Mark he has a problem with this allegation being continued. Corey does not believe it is currently coming from anyone at the town. It is old history that was proven incorrect and only the allegation is being discussed and not the fact that it was found to be false.
- The allegations will make it difficult for Corey to work with Town officials.
- Corey asked if Mark was going to continue to advocate for his dismissal
- Mark wants figures, that costs are in-line and that the bar is running correctly, that correct supervision of events takes place (lifeguard), that his interest and those of other owner's are represented. If this is done, he'll back off, otherwise he'll continue to advocate for changes at WVE.
  - Corey explained that he very often gets homeowners who want to assist in running WVE. Several of Mark's items may conflict with the process at WVE decided by the Association Board of Directors. Lifeguards are an item in particular that we have been directed not to hire for liability reasons.
- Mark asked about improper bar procedures he felt occurred at an event this summer.
  - Everyone in the bar is TIPS certified.
  - Situations arose this summer that required people to assist in areas they usually don't work. This was an anomaly, not the rule.
- Mark will back off if he sees his property and money are protected.
  - Corey explained he has to look at the entire community not a single home owner.
- Corey feels the information being propagated is not being checked for accuracy and if it continues, it constitutes harassment and he wants to be on record stating this.
  - Corey confronted Mark that he has put in writing that Corey has no experience, no education for his job and should be relieved of his duties.
    - Mark said he would continue to do this unless his concerns are addressed.
- Corey explained to the Commissioners that defamation is occurring and public opinion and changes in WVE elected officials can effect his ability to manage effectively and remain in his job.
- The Board will discuss the next steps in executive session.

## VII. Old Business

1. Lloyd will talk with Town of Campton about the lack of completion of the paving of Hodgeman Hill Road (aprons, shoulders).
2. General Manager Contract needs to be created.
  - Mike suggested we contact legal counsel to have a contract drawn up for our General Manager position.

VIII. Executive Session

IX. Next meeting December 18 at 5:30 pm.  
Adjournment at 6:20 pm

Prepared by:

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Marty Humphrey, Clerk

Corrected on December 18, 2009