



Waterville Estates Village District

February 13, 2015

Minutes

- I. Lloyd called the meeting to order at 5:15 PM. Attendees: Corey Smith, Lloyd Willey, Mike Baumann, Judy Kinney, and Clerk Barbara Lajeunesse. Absent: Harry Learned
- II. Mike made a motion to accept the January 21, 2015 minutes as amended for date edit. Lloyd seconded. All approved.

III. FINANCIAL REPORT

Judy has begun to look for a new auditor, especially checking to see if they have done work with municipalities. The Commissioners indicated that they would like to have a new Auditor for 2015.

Expenses are similar to last year's to date in 2015. Campton still owes us \$254,800 from 2014 taxes.

IV. OLD BUSINESS

- A. CAMPTON TOWN TAX SOFTWARE ACCESS – Corey talked with George Humphrey about whether or not we should help pay for the software with the Town. Meanwhile, someone else came forward and bought the software for a year. Corey is going to offer to pay the Town \$1,000 toward the lifetime license to the software if they'd pay the rest. The Commissioners agreed.
- B. 2015 BUDGET - Corey reviewed some of the larger items on the budget. We will modify our expenses for 2015 taking into account the results of the vote on the warrant articles.
- C. SKI AREA OPERATIONS – Ticket sales are doing slightly less than last year, but income from food and beverages is up, so total income is doing better than last year.
- D. ORGANIZATION CHART – An organizational chart prepared by Corey was reviewed. It detailed all supervisors by position. Harry Bertino objected to the chart and said it wasn't in the format of the Town of Campton as he had requested. Lloyd Willey explained that the chart was appropriate for Waterville Estates in detail and format and nothing further was going to be produced. He explained that there were a large number of temporary workers that should not be shown on the chart since most of them worked for less than ten days a year, and they are not part of the organization.

He further explained that all workers are employed by the Village District although their cost is charged to various budgets, including the Rec. budget.

- E. HVAC UPDATE – We are trying a new company. They have made some adjustments in the air flows that seem to help.

II. LONG-TERM COMMITTEE - Given by LW and CS

- A. ADA UPDATE – The Long-Term Planning Committee met and talked about the money to be spent on handicapped renovation costs. An architect commissioned by Corey Smith at the direction of the Commission came up with a report on the Rec. Center and the Ski Area compliance. The most important finding was our need to have access to the facilities and to all our “programs.” Programs can mean the food and beverage service, paying bills, purchasing items at the front desk, indoor and out door swimming etc. Signage and parking are also important and a priority. An elevator didn’t end up as one of the most important items as long as all programs were accessible. We have already done some of the accommodations such as taking out the door jams so they are flat; changing the hinges on the doors, and we will be installing a rail in the hallway around the indoor pool. We can locate the HP locker room to the current family changing room and will combine the two shower stalls into on large one and install lockers. This would obviate the need to renovate the existing locker room area and to access the basement. Several doors throughout the building will be updated with new hinges. We will begin the indoor changes this winter and spring and the outdoor changes, including signage and parking accommodations, in the summer. Access to an indoor pool and an outdoor pool and a hot tub are also required since they are “programs” of WE. Most of these changes will be accomplished within the next two budget cycles. The objective is to provide access to all WE programs not necessarily every corner of the building.

The ski area is more of a problem but it is doable. We can’t afford to make the changes this year, but we anticipate doing that building next year. A ramp will be added on the outside of the building and a bathroom will be added to the bar level ASAP so the program is accessible.

Mr. Bertino did not think the information from the consultant was accurate, and he said he will check it out with his own information and get back to us.

- B. 2015 MAJOR PROJECTS RECONSIDERATIONS – If we are going to expand the kitchen in the ski area, we will look at the possibilities and costs this year, for possible implementation in 2017. The WEA Board is looking into doing something in the off-season at the ski area that would bring in some income such as an indoor golf simulator. Art Marks is going to check to see if there is an outside business that might be interested. Mr. Bertino complained that the ski area was losing money and that the web site said the “profits” are used to reduce taxes. He went on to say that that there is no “proof” that the ski area increases home values in fact because property values went down in the last assessment. The proof is that opening the ski area did not help property values. Lloyd Willey explained that all property values went down in Campton by significant

amounts because of the economy the past five years since the last assessment and that there was no real way to “prove” that the ski area improved values. Lloyd also explained that all of the local realtors indicated that it was a primary selling point of the Estates. Mr. Bertino insisted that there should be proof before any additional investment is made. Corey explained that none of the amenities of the Estates make a profit, not the pools, not the tennis courts, etc., but they are provided because the members want these amenities; and they are willing to have their taxes and dues pay for them. He explained the web site might be changed to more accurately reflect that the “revenues” from the operation of the food service, ski area, etc. are used to supplement the memberships taxes.

V. NEW BUSINESS

- A. WATER SYSTEM UPDATE – Corey sited we did some water samples at a few houses, and several failed the lead content test. The samples are taken first thing in the morning without running any water, so the issue with the water would be with each individual house not the water system. Corey is continuing to work with the water testing people to try to figure out what can be done.
- B. WARRANT ARTICLES – The Moderator at the annual meeting will be Sam Ciaston. Mike Bauman’s commissionership is up. Babs’ temporary Treasurer and clerk positions will be up, also. Nominations will be asked for at the meeting for these positions.
- C. RESIDENT’S INPUT – Harry Bertino asked about the decking and outside pool line item numbers on the budget. He was asking why things had cost so much; and when Corey tried to explain, he told Corey, “I did not say that you could speak.” Corey suggested to Mr. Bertino that Lloyd Willey, as Chair of the public meeting, decided who spoke. Lloyd reaffirmed his authority to recognize speakers as the Chair. Mr. Bertino’s inquiries were further responded to by LW and MB.

- III. Next meeting is as set for March 25 at 5 PM immediately after the Budget Hearing meeting.
- IV. Lloyd called for adjournment at 7:13 PM. All agreed.