



Waterville Estates Village District Commission

June 24, 2015

Minutes

I Lloyd called the meeting to order at 5pm. Attendees: Corey Smith, Lloyd Willey, Harry Learned, Mike Baumann, Judy Kinney, Barbara Lajeunesse, and Ann Verow.

II Mike made a motion to accept the corrected Minutes of May 13. All approved.

III Meeting Procedures: Lloyd indicated that all questions be directed to him.

IV Correspondence:

I Tax Collection from the Town of Campton: the town has been slow in turning over the money to us. \$95K is owed to us after \$75K has been paid. Corey did not know the reason for the delay but suggested that we attend a town meeting. Lloyd asked what legal information we should be getting. Apparently the data file is no longer kept as there has been a change in software use. This appears to be a repeat of a problem we had in 1992 and 1998.

Selectman Meetings are every other Monday. We will choose the next one available.

II Cash Flow Report: good; we have received \$75K and we will not need a note in anticipation of taxes.

III Financial Performance vs. 2015 Budget: Definitely better than last year: Money is in the bank; ADA expenses are detailed; backhoe repairs made; the grader is used less as it needs repairs.

IV Property Liability Insurance Change: Local Government Center is no longer handling this; no formal letter has been received. We have applied to Prime Ex but the matter has yet to be resolved but has been in process for three weeks. It is hoped that PLGC will somehow be able to continue. Without the Prime has no competition.

V Audit Accounting Changes: Judy indicated that she had talked with 5 accounting companies. Graham & Graham will charge us \$2700 more than we paid Harding & Barr last year. Harry asked if there was any merit in calling Eastman. Corey said 'no' and indicated that we needed one more quote and that it was early yet and we still had time to resolve the matter. Delayed further discussion until the next meeting. More quotes need to be secured somehow. Judy to pursue.

V General Managers Report:

I Project Updates:

Roof: hold off until late fall in order to complete the spring and fall weddings and all the summer activities. A discussion of color. If there is to be a change the Board should get community input.

Carpeting: Corey shared the samples he had. The one we want is on back order. We all agreed with his choice for the HC bathroom and the path to the horseshoe pit. Because of the backorder the project will not likely get done till the fall.

Generators: Startup is ready to go. 4 are hooked up. The one for the Rec Center is not yet ready but needs to be before the cold weather sets in. To do the hookup there will have to be a power shut down for a day. Likely will not occur until after Labor Day

Wells: We are looking at 3 options. We need to get the wetland piece done. Harry asked what happened to the plan to tie in with Campton Village. Corey explained that this would be too expensive. This led to a discussion comparing this cost with the expense of digging and repairing the road. Lakes Region Water's charge is \$135 per hour. Corey asked if we wanted to get in an engineer to determine the actual cost of tying in with the town of Campton. He will follow through and prepare a cost analysis for us to review.

Water Installation: We have \$25K in the budget. Thornton is reclaiming parts of Snowood Drive. We have an obligation to return this road to its former condition. A more comprehensive report will be forthcoming from Corey at our next meeting with some estimate of how much it will cost.

Accessible Companion Changing and Locker area: John is working on it. The rug is down and the handle bars installed. Should be complete in another 2 weeks. Harry asked if we had a lift into the pool? One is going into the Adult Family pool.

POS (Point of Sale): A QuickBooks product. A trial run of its use is scheduled for the day following this meeting. The Revel system will be replacing the current system

Tennis Courts: Jim Murphy and Tony Keefer have volunteered their services by patching the cracks. The upper court can't be fixed; the lower court can and will be completed in another week or two. This is a short term solution. Long term solutions are still being explored.

II Summer Operations: Corey indicated that the wedding held last weekend was a true success. All the food was handled in house. For the July 4th weekend, we will have help from Sodexo. He has scheduled more kids' events and has solicited volunteer assistance. Heather, Judy and Corey are looking for additional staff.

VI Reports of Committees:

I Long Term Planning Committee: A meeting was held this past week. Focus is on the next 2-3 years. Some modifications in the spending plan were made. Financially we're ok for the next 3-4 years.

There was further discussion on paving projects, the roof, and the color of the paint for it and the building. It was determined that this decision would involve input from the homeowners via a WEA questionnaire given to the members.

II Policy and Precedent Committee: has not yet met.

VII Old Business:

I Adoption of ADA Policy. Lloyd read the policy to us. A couple of minor corrections were made. Judy printed out the new form and distributed it to those who wanted a copy. This was accepted on a motion by Harry, seconded by Mike and passed unanimously.

II Posting of Major Projects Status: Judy indicated that this was being done on the website and the bulletin board.

VIII New Business:

Mountain View Lounge Deck: Lovely. Needs sanding and painting.

Next meeting was set for July 29th at 5pm

Adjournment: The meeting was adjourned at 7:27pm.

The meeting moved to a tour of the aforementioned deck and the tennis courts and then into an Executive Session.

Respectfully submitted,

Ann Verow