

## Waterville Estates Village District Commission

October 27, 2015

### Minutes

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

II. Minutes of September 16th: Harry made a motion to accept these Minutes. Mike seconded this motion; all approved.

Two students from the local Civics class were welcomed to the meeting.

### III Manager's Report

A. Water System Update – Szekely is willing to have easement across his land. Preliminary well siting report is still needed. Cost from Szekely is unknown.

- Closing water leaks. We were losing 40 gal/da; found a 20 gal leak at the bottom of McLaren. Motor has been sent to NH Electric for repairs
- another month and a half is needed to finish up lead and copper status.

B. Backup Generator Status – company to do tie in is too busy to help us at this time. They expect however to get it done by mid Nov .

- the roof is lined up to be done. Need 4 days of dry weather in a row. It may have to be held off till next August.
- Found out that the design has to be different from what we thought.
- No leakage now; no mold.

C. ADA Update – Quiet. Corey is getting together with Shawn tomorrow to check off small items: entryway, signage etc.

- Only 1 handicapped sign left; need more. No one knows where they went.
- Family Changing Area 95% complete; switch on timer has been changed; need to move the switch from behind the door
- Signage has yet to be put up. Paper sign for now that explains usage restrictions.
- Liquor License Update: Judy has spoken with Nancy Coteur who is on vacation but will get back to Judy on 11/7. Harry L. Insisted that we need to document our attempt to respond to the Liquor Commission Corey will document

D. Ski Area Update – Shawn redid upper tower. Communication has been hard with the insurance company and the state. We need a new cable; the current one is 46 years old. We need 29K to remove and replace the cable. Friends of the Campton Mountain fund contains 11K. Funding for next year will be discussed at Joint Board Commission meeting

- We don't have a #1 Cook at this time, but do have a #2 and a #3. Corey still trying to fill the slot
- Most of the outside crew for lifts is returning.

- We need a new dishwasher up there at the ski area.
- Eric Wooster is getting together with people to trim the trails. The ground cutting of the trails is complete

E. Truck Update – We have the cabin chassis in for outfitting

F. Wedding Update – the 4 weddings we had this year were highly profitable! We have 12 booked for next year.

G. Carpeting – mostly finished. Getting a quote on the risers (ADA compatible)

- carpeting will go up to the Office area once stairs are outfitted with risers.

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H Elevator – Corey is meeting with people to explore the concept. The idea was proposed by the Association that we send out a questionnaire to the HomeOwners. Lloyd Discussed the advantages of having an elevator but estimated the total cost might be \$250,000. There is not sufficient money's available in any budget or fund to afford same for at least 6 years. Lloyd thought that since this is a Capital Improvement CIF money should be used . Alternatively a One time Special Assessment could be offered to the Members by the Board and the project could be done sooner. To do this the cost really needs to be defined. The cost of such a Engineering study was estimated by Lloyd as \$15,000. He said there will be more discussion about this later in the meeting.

I Judy reported that the Lots that were sold at auction – most went to abutters.

#### IV Financials

A. Financial Update and YearEnd Term Projections

- District and Rec Fund both look much improved over last year
- AC Repairs: Difficult to get people to do the work according to Steve. Nothing is critical thank goodness.
- Lakes Region Water being monitored by Corey and Steve. Costs have been very high this year.
- Electrical costs are in good shape.

B. Rec Fund Update – following a difficult year. We did much better than with Sodexo. Ski area did really well. Art & Sam are in touch with the Commission, working hand in hand. There is a need for stability and for a consistent staff for cleaning and for the events . Full time positions may be the answer.

C Budget Planning for 2016 Update – need to insert items like new cable, elevator. How to fund elevator discussed earlier

- 1) Special Assessment of Members. Is it a Capital Investment? Use of CIF Funds?
- 2) Save for it which will require a Long Term Plan. District might pay part CIF pay for part. Lloyd suggested putting in 15K to next years District budget to begin the study. Mike

suggested bringing in a consultant first. Harry asked if we are doing it to make it ADA appropriate or to make the building more accessible for functions such as weddings Lloyd thought both Note: Installing an elevator is not a legal requirement but a service to our aging population. Harry suggested we let the Board make the final decision How to fund but we need to know how much it really will cost. Mike moved to expend the 15K for the elevator study. Harry seconded the motion. All approved.

D. Budget Hearing Schedule - Judy referred to the last page of the handout.

## V. Old Business

A. Longterm Planning Committee Update – in good shape for the next 6 years.

- Tennis courts: finished one with “snap-on”; will do 2<sup>nd</sup> one next year.
- Ramp will be installed in the ski lodge and a bathroom will be built upstairs next summer

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B. Waterville Birches Update – item re making the road acceptable to Thornton has moved to legal.

C. Accountant Commitment – needs to be signed . The new accountant has promised an audit by February.

Date of Next Meeting: Joint Meeting with the Board on December 5<sup>th</sup>.

Vote to Adjourn to executive session to consider personnel matters. Moved by Harry; seconded by Mike, ,7pm

The meeting reconvened after the Exec session at 7:45 Pm and was adjourned at that time by unanimous vote

Respectfully submitted,  
Ann Verow

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