

WATERVILLE ESTATES ASSOCIATION
BOARD OF DIRECTORS
12/09/2024
MEETING MINUTES
Non Public

The meeting was called to order at 6:34 pm

Present virtually: Linda Ivers, Nancy Seward, Jim Reynolds, Dave Ketcham, Susan Spinney, Jack Zanini, Billy Mitchell

Linda Ivers noted that we need to address some things, especially getting the minutes approved from the previous meetings.

The opening of skiing is up in the air because the weather this week is iffy. It looks like there is rain in the forecast for this week and it is uncertain as to when the mountain will be open.

Discussion regarding meeting minutes. Sue Spinney sent out all of the last meeting notes so that they can be approved. Sue noted that she is sending the minutes out but feedback is often delayed. Nancy noted that Sue should have the ability to post them on Town Square for transparency. Sue will send out the meeting minutes and if no changes are indicated they will be posted.

RMA still needs to be approved but it doesn't expire until 2025.

Commissioners would like for the lodge to be opened on Thursday nights. WEA Association would like for there to be a more consistent schedule where there is a draw. Possibly having something on Thursday nights to get people to show up. The food and Beveridge manager has left.

Nancy feels that we should keep the amount that we give to WEA Board to \$600,000 or possibly raise it with COLA. Association is asking for better marketing and better inventory control along with better efficiencies among other things. Linda noted that both the commissioners and the association have a similar long-term plan. It is a lot of rec market performance that is uncertain right now. Nancy noted that it is important to look at the little things along the way. Nancy and Linda noted that the quarterly meetings are very productive and these are addressed. Dave is concerned that the Board is not necessarily familiar with how to run a business. Dave K suggested that the association should be in charge of hiring the business manager. Evergreen has not been very responsive on a few things as of late. The question is where do we get the funding to pay for the increased services from Evergreen.

Dave K noted that there should be research into what we would like for the system to look like down the road.

Jack Z questioned how much time Linda and Nancy have put into running the business. With that in mind it does not appear that more money should be offered to the Commissioners. Linda is negotiating with DJ's, sending out the flyers, and trying to increase the business. This is something that the business manager should be doing.

Food and Beveridge description has been rewritten. There are currently a few candidates. The association has been told that we will have some input into the hiring.

CIF planning

Nancy has spoken to Ron regarding requests and a "wish list" for the coming year.

Friday night, December 13, is “meet the candidates” night at 7 pm at the lodge.

Dave K is putting together a proposed budget and forecasting what will be needed.

The new building permit form has been updated with new pricing.

Purchasing new chairs and tables for the lodge has been put on hold until there is a food and beverage manager hired to oversee new purchases with their vision.

The meeting was adjourned at 7:42 pm.

Respectfully submitted,

Susan Spinney
WEA Association Secretary