

**WATERVILLE ESTATES ASSOCIATION**  
**BOARD OF DIRECTORS Q2 2025 MEETING**  
**APRIL 12, 2025**  
**MEETING MINUTES**

**Present:** Members in attendance include Nancy Seward (President), Linda Ivers (VP), Dave Ketcham (Treasurer), Jack Zanini, and Dominic Roda. Remote board members, Billy Mitchell and Bill Dickson.

**Call To Order**

Meeting called to order at 9:04 by Nancy Seward.

**Approval of prior minutes**

Nancy motioned to approval the annual meeting minutes from 03/03/2025. Linda Ivers suggested we wait to approve as some members are still reviewing and Sue Spinney (Secretary) is away. Nancy motioned to wait for approval vote, seconded by Linda Ivers, unanimously approved.

**Treasurer's Report**

The treasurer's report was delivered by Dave Ketcham. Dave discussed that WEA has two budgets, one for operating and one for CIF, and he shared a Financial Summary spreadsheet (see slide deck at end of minutes). Owner Karyn Roda asked why the unpaid dues were so high. Nancy Seward said the unpaid totals are much lower now than in years past due to Evergreen Management. Dave explained it's both unpaid dues and unpaid fees making up that total of \$41,648. Dave also said a large portion of the unpaid dues are undeveloped lots. He offered to separate out the total of unpaid fees and unpaid dues if needed.

**General Managers Report**

Ron Beard delivered the GM report starting with a statement that it was a good winter at Campton Mountain. He said we opened on 12/26/24 and ended on 3/15/25. Ticket sales have been increasing since snowmaking has been underway.

Ticket Sales Total

2022	2023 (rope tow only)	2024
672 tickets sold	721 tickets sold	1588 tickets sold
\$13,039	\$12,825	\$34,896

Ron thanked the WEA boards who were a part of the snowmaking efforts. Ron reviewed the food sales at Campton Mountain.

Food Sales Totals

2022	2023	2024
\$50,605	\$48,397	\$45,899

After seeing the declining sales Ron announced he made a change and there is a new executive chef who is experienced and trained in the culinary arts, and he is looking forward to big changes.

Ron discussed the infrastructure around the adult pool is about 50% done with Shawn Pelchat is working on these improvements, the boiler is also being replaced, all will be ready for opening weekend. There will be higher efficiency maintaining pool temperature and more efficiency with chemicals as all leaks will be fixed. Ron shared how efficient the indoor pools are since Shawn completed the same updates in those areas.

Dave Ketcham asked about the back deck off the Mountainview Lounge, Ron told him it's in the process of being sanded and repainted, and if needed the floorboards will be replaced. Nancy asked Ron about the fence around the horseshoe pits, Ron said there is a leak in a tank in that area that needs to be repaired. They are going to complete all the repairs and have the fencing back before Opening Day.

## **Dues and Fees**

Nancy Seward started the discussion noting that the payment process needs to be improved. The timing and wording of the payment due dates are confusing to owners. The due date to pay Annual Dues has always been June 1<sup>st</sup>, and in the past there was a 30-day grace period extended. Owners would come in July 1<sup>st</sup> and be upset they had a late payment due and couldn't access the community center without making the payment. Evergreen will be mailing out the Dues bills on April 23<sup>rd</sup> with a due date of June 1<sup>st</sup>. A late fee will be assessed after June 1. There are still three methods of payment including ACH, mailing check to Evergreen, or payment on Townsquare. No checks will be accepted at the front desk, but there will be a laptop available for owners to access Townsquare to make their payment. Dave Ketcham clarified that the effective dates remain the same from 7/1 – 6/30. Nancy noted we have worked out the new due dates with Evergreen. There may still be owners upset but this will alleviate the long lines at the front desk during the busy 7/4 week. Notifications will go out via Townsquare and Facebook and postings will be at the Community Center. Dave Ketcham shared the old payment system is why there are credits on the Dues payments. Owners would mail checks that wouldn't be received by 7/1, and they and their guests couldn't access the community center, so a second payment would be made. Nancy said the most confusing part of Townsquare is that before June 1<sup>st</sup> the owner balance will show as \$0 due. It won't show a balance until June 1<sup>st</sup>, so if owners are paying before June 1<sup>st</sup> just pay the dues amount and on the due date it will show as paid.

Nancy stated that we need to discuss guest pass pricing and the fee structure. Guest pass prices have been the same since 2021 and everything else has gone up. Everything is more expensive, wages have increased, and we need to increase the guest pass fee and the fee structure for cards. We also haven't raised the \$5 processing fee for cards even longer. Nancy suggested we raise the processing fee for the owner passes to \$10 and the guest pass price to \$550. Linda agreed both increases were needed, and the increase was nominal for owners. Jack said he thinks a high increase is needed due to the fact owners primarily renting are using these and rental rates have also increased. Nancy stated that we could increase the guest pass fee to be higher but that could result in fewer passes being purchased, which means fewer people coming into the rec center and fewer daily passes being sold. Nancy included that if fees were raised it has to be a reasonable amount. Dave Ketcham stated it could have a diminished return by raising prices too high. Dominic commented we could raise it just by COLA. Nancy pointed out the COLA for each of the past years has been different and by using those numbers the current price of the guest pass would need to be raised to \$608. Linda suggested we use this year's COLA of 2.5% and apply it to the past 4 years, the total increase would be \$50. It was pointed out by owner Keith Barnes that fewer pass sales also lead to fewer food and beverage sales. Keith Barnes asked if we were going to have the Open Entry after 6:00 pm for restaurant guests, Nancy explained that policy had to change due to lack of ability to limit public guests just to the restaurant. There was a discussion about whether rental properties are considered 'businesses', and our governing documents don't allow businesses. Nancy discussed that the community has always had rentals as part of the structure from the beginning. It was never meant to be a business but since the pandemic have these issues perpetuated. We want to find a moderate increase for those who need the passes for occasional guests. It was clarified that the vouchers are for owners as a perk but not as a revenue stream. Dominic pointed out that by keeping the guest passes at \$500 that one guest may have 3 additional day pass guest at \$20 each which is additional revenue, and it could also impact food and beverage. Nancy stated that it is a balancing act. Ron Beard shared that daily pass sales for the past two years:

## Daily Pass Revenue

2023	2024
\$42,719	\$45,496

Jack stated we just don't know what the result would be. Bill Dickson pointed out it could end up resulting in lower sales of both. Linda Ivers stated it should be a little higher since it's been the same since 2021 prices shouldn't be too impactful if it takes away from the whole community feel as many owners use that pass for their company who are visiting. Jack suggested we make the modest increases and then review the data at the end of the year. Nancy motioned to vote on the changes of a \$50 increase in guest passes and \$10 for pass processing fees. Linda seconded, 6 voted yes, 1 abstained (Billy Mitchell).

## CIF

Dave Ketcham said we have the final invoice for snowmaking Phase 1 and we need to appropriate \$95,000. Nancy asked what else will be expected this year for snowmaking costs. Ron said he still needs to evaluate data from the well, but it will be status quo for this year. Ron said the plan is same to push snow to the summit, we didn't need to this year due to natural snowfall. Dave stated we've spent \$213,985.81 on snowmaking so far. There was an extra \$15,000 for the sledgehammer to install tanks since blasting was not an option. The \$95,000 additional funds needed are included in the \$213k total. Jack said in relation to CIF expenditures we should work with attorneys to confirm we're in compliance with infrastructure spending on assets we don't own. A meeting with our attorneys will be arranged. Dave Ketcham motioned to approve the \$95,000, Nancy seconded. 6 approvals, 1 abstained (Jack Zanini).

## Recreation Fund

Nancy presented a brief overview of how the recreation fund works and where the revenue comes from. We had a meeting to review 2024. When we see 2024, we don't see the whole ski season. Ron and his staff did a great job lowering the cost of goods. We had a 52% increase in tickets sales. We also had over 400 additional people in the rec center. Each year we try to improve recreation. Last year we held larger public events, but they didn't bring in the revenue expected. This year there will be smaller owner and guest events. Food and Beverage sales declined about 10% and we are hoping with the changes we will see improvements. Other efficient improvements are being made to draw people in. Nancy said the big events were and not well attended.

## Upcoming Events

Linda reviewed the upcoming events including the Easter Egg Hunt (April 19<sup>th</sup>), Community Cleanup Day (May 3<sup>rd</sup>), Kentucky Derby Day (May 3<sup>rd</sup>), and Fishing Derby (5/24). We need our community to join in on cleanup day, it's a great opportunity to meet new owners. There will be a barbecue for volunteers immediately following. Nancy commented that it's an easy way to meet people and we've had declining attendance each year. More advertising will go out to draw in owners. Opening Day will be Memorial Day, and pools will be open and will remain open from that day. Dave asked if pools are ready the week before if they can be open. Ron pointed out it takes time to heat and balance chemicals. It was confirmed we are still having the Fishing Derby. Ron shared that Fish and Game cannot match the 400 fish count we ordered due to their limited stock. Nancy suggested we get the pool furniture sling replacements done before community day so they will be ready on opening day.

## Mailbox Update

The Mailbox committee said they are planning on the project to be completed by Memorial Day. Ron said we are still waiting on a quote for lumber, but Linda asked if we could get the timeline finalized before then as we need materials regardless. Ron said it will take his crew about 2 weeks. Linda will ask Mailbox Committee to work with the postmaster to confirm how long they need to decommission the existing boxes and start holding the mail at the post office. Ron explained the process for the boxes being installed and keyed. Linda pointed out there is a concern for overlapping

timelines on the mailbox project and pool project and the need for the pools to be ready by opening day. Ron verified volunteers can assist with the mailbox installation.

### **Outside Courts**

Nancy asked about opening of the outside courts and installation of the nets, Ron will get that completed and clean up the courts. The temporary net purchased last year will be put on the multi-use court. Dave asked about the resurfacing of the upper courts, Ron will contact the vendor who said May would be the time to complete the project. Dave mentioned we will want the lines to accommodate basketball, tennis and pickleball and the last time it was resurfaced it took only 2-3 days.

### **General Business**

#### **Indoor Hot Tub**

Nancy reported that owners have said they don't know when there is a pool party, and they may show up to swim and work out and it's full of children. She asked if there is a way to notify owners or have an available list so owners can plan around the parties. It was suggested owners call the front desk. Dominic asked if we could restrict pool parties to the upper indoor family pool, it was agreed the lap pool should be left for lap swimmers. Jack suggested the pool contract state the pool parties be restricted to the family pool only. Nancy motioned, Dave seconded, unanimously approved. A sign will be added to the pool area. It was asked if lane dividers could be added to the lap pool. Ron will investigate the options that meet requirements and specifications

Nancy stated there have been owner requests to increase the age limit for the indoor hot tub. Complaints have been submitted regarding over-occupancy and no parental oversight. Dominic suggested it be adults only. Currently the age is 7+. Linda suggested the age be 16+. There was a discussion for 14+ (with 14-15 needing a waiver), it was decided it's too difficult to monitor and enforce. Ron shared there have been many times when the staff must empty and fill the hot tub two times on a busy weekend with lots of people in the hot tub. The age restriction will help with the efficiency of upkeep and chemical balance. Nancy motioned to increase age to 16+, seconded by Billy Mitchell, unanimously approved. The date of effect will be Monday 4/14/2025 when staff could be informed and create new signage.

### **Owner Forum**

Scot Salaway – Scot said he hoped the age for the indoor hot tub would be 18+ since younger kids and children with swim diapers in the hot tub are being too impactful. Scott asked if owners could have input before voting on issues. He stated that the board has fiduciary responsibility to owners and not renters. He stated a concern over occupancy rates for rentals if it's impacting the water system. He feels people renting through rental platforms are running businesses. He wants data on the rental numbers, and feels it is taking away from the community. Scot asked Ron if snowmaking impacted drinking water, Ron explained snowmaking wells are stand alone and have no influence on the water system. Scot asked about the propane provider for next year, Ron is actively working with companies on quotes. Scot mentioned again about having input before decisions are made on items including the pass prices. Nancy clarified we value input from owners, but we were elected to conduct WEA business, and it would be onerous for decisions to be made with so many differing opinions. Nancy clarified the water system is outside the WEA purview. Scot restated his concern on the high volumes of rental units and bedrooms vs occupancy rates, and it should be evaluated. Nancy said rentals have always been a part of our community from the beginning and many owners started by renting.

### **Beth Ellinwood**

Beth wants a committee to be formed to address what she feels are misconceptions about rentals. Beth stated she was upset about the policy change that impacted her. She feels each owner should get 6 passes and it shouldn't be limited to

family. She shared concerns about many issues including declining tourism and increasing fees. Beth feels like a committee of full-time residents and owners who rent needs to be put together. She feels renters help decrease taxes through increased revenue. Beth shared several other concerns regarding why a committee is needed. She feels discounts were given out to families and her benefits were taken away. Beth insisted a committee be formed, Nancy stated we are in full compliance with the bylaws. Linda pointed out the voucher program was instituted to help owners who don't want to purchase the guest pass.

Nancy confirmed the next meeting is July 12<sup>th</sup>.

Nancy motioned to end the meeting, seconded by Linda Ivers, unanimously approved.

Respectfully submitted,

Linda Ivers, VP WEA Board of Directors



WEA Board Meeting  
April 12, 2025

# Agenda

- Call to Order
- Approve Minutes from 03/03/2025
- 2024 Summary
- Treasurer Report
- GM Report
- Dues & Pass Renewals
- CIF Projects & Funding Approvals
- Opening Day and Community Clean Up
- Upcoming Events – Easter Egg Hunt, Kentucky Derby & Community Clean Up
- Mailbox update
- Outside Courts
- Indoor Hot Tub & Restrictions
- Homeowner Forum
- Next Meeting Date
- Adjourn
- Executive Session



# Meeting Guidelines



- Reminder that meeting is being recorded
- Homeowner Forum and Q&A is at the end of the meeting
  - Please be respectful of other homeowners and board members
  - 3 Minutes per question. Three comments per attendee maximum.
  - When asking questions, a mic is provided so that others on Zoom can hear you
  - If on Zoom, please raise your hand or type in the chat box if you have a question



# Introduction

## Board Members

- Nancy Seward – President
- Linda Ivers – Vice President
- Dave Ketcham – Treasurer
- Sue Spinney – Secretary
- Sean Slattery
- Jack Zanini
- William Mitchell
- Dominic Roda
- William Dickson



# Treasurer Report

## 2025 Association Budget

The Association now has two budgets, one for operating and one for CIF. They have both been posted in TownSq under Tools/Documents/Budget ( *WEA Budget - 2025 - final.pdf* )

## Monthly Financial Reports

Association Balance Sheet and Budget Comparison reports are provided monthly via TownSq under Tools/Documents/Financial Reports/ ( *WVE 02.2025 Financials TSQ.pdf* )

## Financial Summary

### Operating

Cash-on-hand	\$ 566,639 (Bank of NH, Pacific Primer, Camden National)
Committed	\$ 350,000 (Q1 & Q2 RMA & HOA mgmt)
PrePaid Dues	\$ 5,548 (over paid owners, to be applied to 6/1/2025 dues)
Reserves	<u>\$ 10,000</u> (\$5k recreation, \$5k operations)
Unreserved	\$ 201,091
Receivables	\$ 41,648 (unpaid dues, fees)

### CIF

Cash-on-hand	\$ 486,666 (Bank of NH, Pacific Primer, Live Oak)
Committed	\$ 185,000 (Snowmaking payable due, Mailboxes, CC Carpet, Outdoor Pool)
Reserves	<u>\$ 245,000</u> (emergency projects, slow real estate years, interest revenue)
Unreserved	\$ 56,666



# General Manager Update

# Operation Budget Update, Dues & Pass Renewals



2<sup>nd</sup> RMA payment of \$150,000 due in June, 2025

Dues will be increasing according to our Restrictions, Easements and Covenants

Dues will be assessed at a 2.5% Cost of Living increase, in line with the US 2025 Social Security COLA increase.

Houses and Condos will have an increase of \$22.51 for a total of \$923.00

Lots will have an increase of \$3.60 for a total of \$147.81

\*New Due Date is June 1<sup>st</sup> for the 7/1/2025-6/31/2026 year\*

# CIF Overview

- Dave to cover CIF projects and funding approvals



# Upcoming Events



1. Easter Egg Hunt – 4/19 12:00 pm – Community Center
2. Community Clean Up Day 5/3 8:30 am – Community Center
3. Kentucky Derby Party 5/3 - 4:00 pm – Community Center
4. Fishing Derby – 5/24 – Time TBD – Lower Pond
5. Opening Day – Memorial Day Weekend

# General Information



- Mailbox Update – Estimated Completion for end of May
- Outside Courts
- Indoor Hot Tub



# Homeowner forum





## **HOA Quarterly Member meetings for 2025**

All meetings will be held at the Community Center Summit Lounge

Please attend in person if you're able. A Zoom link will be provided via TownSquare.

Saturday 4/12/2025 9:00 am – 11:00 am

Saturday 7/12/2025 9:00 am – 11:00 am

Saturday 10/11/2025 9:00 am – 11:00 am



Adjourn



# Executive Session