

# **WATERVILLE ESTATES ASSOCIATION**

## **DIRECTORS MEETING**

**05/12/2025**

## **MEETING MINUTES**

Meeting was called to order at 6:33 p.m.

Members in attendance via Zoom: Nancy Seward, Linda Ivers, Dave Ketcham, Susan Spinney, Jack Zanini, Bill Dickson, Dominic Roda, Sean Slattery

### **District News:**

- Mark Canfield was elected to replace Dave Spinney as his term was up. Mark was the chair of the Budget Advisory Committee and we look forward to working with him.
- Nancy made a request that Board members try to listen to the biweekly commissioner meetings to stay abreast of District happenings which affect our owners. The Board should also add input, and correct misinformation. The commission has lately been getting more involved with recreation, which is the purview of the Association

### **Community Cleanup:**

- The Spring grounds cleanup has traditionally been a WEA activity.
- It was noted that we need to get some of the younger members in the association involved, as most helpers were 55+ There was discussion as to how best to get the message out. It was suggested that there could be a signup list at the lodge at the end of the season outlining what are the various jobs that need to be done. Fun tee Shirts could be designed and distributed to volunteers in order to build enthusiasm.
- Many of our damaged chairs were refurbished. Thank you to Dave and Bobbi for organizing this.
- Tony provided great food for the volunteers.

### **Outdoor Hot Tub:**

- This topic was revisited. We recently voted that the outdoor hot tub be ages 16+. A discussion occurred about the reasons why the Board voted in favor of this move.
- There are times that the hot tub water needs to be changed out multiple times in a weekend due to it becoming unsanitary. This takes many hours to get back up to

temperature and staff were coming in at 4am to do this. The kids tend to use it as a play place. That is not what it is intended for.

- It falls to the front desk to monitor the hot tub age limit and it is overwhelming on busy weekends as they have to track down the parents of youth in the tub.
- According to the RMA the WEA board is in charge of entry/usage policies, but the commissioners felt that they had the responsibility and voted to make the hot tub ages 16+. Any future policy change will have to be considered by both entities and the jurisdiction will need to be clarified if there is a dispute of the policy.

Dominic volunteered to research a sign for the Locke Nest.

There were questions regarding who monitors the Waterville Estates Homeowners Facebook page. Nancy and Linda are admins for the page. It was suggested that we review members and delete those who no longer have residences in the estates.

#### Rental Policy:

- There was a discussion among board members regarding a rental policy, which would offer guidance to those owners who choose to rent, and offer some protections.
- Discussion occurred about how this would/could be regulated and what would be best practice.
- A policy draft will be shared and discussed at a future meeting.

The board discussed records retention; how long and where it should be done. It is thought that Evergreen may be able to help with this.

The Board discussed that we should have outdoor furniture replacement as a budgeted CIF expense so that the furniture does not get to the same state of disrepair that we found it in.

POS is being upgraded. The district is going to use Square. The district will be taking it out of the rec fund.

Sean will assist in deciding on carpet for the downstairs of the rec center.

A motion was made by Nancy Seward to close the meeting at 7:42. Seconded by Dave Ketcham.

Respectfully submitted,

Susan Spinney  
WEA Board Secretary