

**WATERVILLE ESTATES ASSOCIATION  
DIRECTORS MEETING  
06/17/2025  
MEETING MINUTES**

Meeting was called to order at 6:36 p.m.

Members in attendance via Zoom: Nancy Seward, Dave Ketcham, Susan Spinney, Bill Dickson, Dominic Roda, Billy Mitchell

District News:

- Ron Beard, General Manager has submitted his resignation letter and will be leaving at the end of June. Planned summer events are now in flux without the GM. We are holding off on asking about the upcoming event plans until things stabilize.
- A new Food and Beverage Manager has not been hired. They are relying on Heather (Lead Bartender) to assume much of the responsibilities. She has been doing a wonderful job.
- A new chef, Tony has been hired. Homeowners are noting that the quality and selection of food has been wonderful. The staff in the kitchen have been much more motivated and seem happy.
- There have been two bartenders and 2 staff in the kitchen. This is not typical during the shoulder season but seems to be working well. It remains to be seen whether we are bringing in enough Rec Fund revenue to support the extra staffing.
- It was noted that the WEVD doesn't feel that the Food and Beverage Manager should be full time.

Nancy Seward, Linda Ivers, Dave Ketcham, and Jack Zanini have met with the WEVD commissioners regarding the RMA. They are reviewing the current structure of the RMA and considering if changes need to be made. The next meeting will be in July.

A recreation manager is needed but there needs to be discussion as to who they would report to and the requirements of the job. Last year's event revenue was very low due to a lack of timely advertising, poor event planning and staffing issues.

Campers and RV's are not supposed to be stored at residences in the estates. A camper trailer was reported on Snowood Drive, which Nancy will address with the owner.

Tree cutting continues to be an issue. There is a repeat offender who was spoken to and sent a letter last year. This year they again have cut unauthorized trees and will be fined for this transgression. The board discussed how best to make sure that homeowners are aware of the rules in the Estates. It was suggested that an email be sent out. It will also be posted on Evergreen.

Association Dues (as of 6/7/25):

- There are a total of 837 properties in Waterville Estates. Currently 586 have paid dues in full.
- There are 22 owners who currently have a credit balance.

- There is a Balance Due from 229 owners. 138 Homeowners owe \$923 each. 46 Landowners owe \$147.82 each.
- 5 owners have underpaid by the convenience fee of \$22.51.
- Past Due Homeowner w/prior year balance (>\$923.00): 21 (\$59,292.50)
- Past Due Landowner w/prior year balance (>147.82): 9 (\$2,689.06)
- Misc (less than 2025 dues amount): 10 (\$3663.95)

CIF Activity (as of 6/7/2025):

- Sales: 32
- Home: 17 ~\$42,500\*
- Land: 15 ~\$15,000\*

\*unconfirmed, May financials not available at this time

Next meeting will be the 3rd quarter public meeting and will be on July 12<sup>th</sup> from 9 – 11 am in the Summit Lounge.

The meeting was adjourned at 7:16 pm.

Respectfully submitted,

Susan Spinney

WEA Board Secretary