

Waterville Estates Board of Directors Meeting Minutes for March 12, 2016

These minutes have been recorded to the best of my knowledge and recollection.

-John Chase

E-Mail Actions since last BOD meeting

BOD agreed to send letter to property owner on Weetamoo Trail to remove illegal structure.

Letter sent to homeowner regarding abusive behavior. Homeowner pass privileges suspended for six months.

Board President, Vice President, Treasurer, and Secretary were present.

Present at the meeting were;

Paul Axelrod, John Chase, Samantha Ciaston, Chris Fagas, Mike Hering, Mike Mahoney, Brent Smith, Anne Verow and Art Marks.

Meeting Called to Order at 3pm

Review and acceptance of January meeting minutes, Minutes approved

Committee Reports

Samantha Ciaston - Violations

Caldon Circle letter sent, gas tanks and construction equipment on property.
Winterbrook Rd property has a propane tank exposed.

Hut in woods- Mark Barajas property.

Dismantle in progress. Another inspection is needed.

Land owner contacted by Mike Mahoney who told him dismantle was in progress.

Legal counsel believes property inspection is legal due to the intent of the regulation.

Mike Hering - Building Committee

No new applications. No new permits.

Chris Fagas read a letter from Fox Realty reporting an upswing in quotes and sales.

According to the letter, local home sales increased in 2015 by 15% and

Waterville Estates home sales increased in 2015 by 65%.

Letter included in minutes as Addendum 1

(Details in this letter have not been confirmed by WE BOD)

Brent Smith - Entertainment Committee

Corey Smith states the entertainment has been cancelled for the next 2 weeks due to the warming temps.

Easter weekend activities planned.

Corey Smith discussed preliminary plans for an exotic car show from a member's suggestion.

Art Marks - Wedding Business

Art Marks distributed the dates and wedding packages for upcoming weddings.

See Addendum 2

New brochure distributed for inspection.

See Addendum 3

Art Marks reports that wedding guests often express interest in buying property in WE.

Advertising via Wedding Wire has helped, Wedding Wire has presented WE with an award.

Samantha Ciaston - Treasurers Report

Samantha Ciaston reviewed the treasury report. See March 2016 Handout

Corey Smith - Managers Report

Financials

Corey Smith reviewed the financials. See March 2016 Handout

Ski area P&L down approximately \$30,000 due to warm weather and associated non-usage.

Up to \$40000 authorized for new ramp and ADA bathrooms at Ski area. Monies appropriated from CIF reserve

Ski area insurance payment may move to the rec fund in 2017.

The Board would like to thank Chris and Nicole Daniels for the improvements on the kids' room at the ski area. New flooring obtained at cost and new furniture installed.

Corey Smith stated it was paid with the GM CIF discretionary fund.

Changes to heating system will keep room warmer.

Ski lift cable replacement is still planned this year.

Old Business

Liquor Update

Due to a citation from the New Hampshire Liquor Commission no liquor shall be sold at the upper pool on July 9, 2015. This suspension will be extended for 2 days if a like violation occurs.

Ski Area Ramp preliminary plans discussed.

Discussed the pros and Cons of records upkeep and the possible implementation of an E-Record system. System will be a way to date, retain and expire various records. Many WE records have state and insurance retention requirements. This is a Village District issue.

Corey Smith discussed extra guest passes which can be purchased. Judy Kinney to provide the board with details regarding guest passes for the next BOD meeting.

John Chase thanked Becky McElroy and Eva Chase for donating their Sunday morning helping the Election Committee count 2015 BOD votes.

Quick executive session initiated by Board President.
Executive session ended.

Mike Mahoney read a statement directed to Mr. Richard Kennedy's accusations of his involvement in the liquor violation of July 4 2015.

Read as follows;

at Mr. Kennedy's persistence, we consulted legal, who reviewed the facts surrounding Mr. Kennedy's repeated allegations that the board and GM Corey Smith falsely stated his role, in the reporting of an alleged liquor violation, with the Liquor Commission, (in our September 2015 meeting). After reviewing e-mails, and the liquor investigation, legal advised that we, the board, respond to Mr. Kennedy's actions, transparently, by calling him out, publicly, for knowingly and repeatedly lying about GM Corey Smith, with direct correspondences to the board and generally on Facebook, advocating for Mr. Smith's dismissal, based on those misrepresentations allegedly made by Mr. Smith. The board has discussed this matter, in non-public session, and has decided to publicly denounce Mr. Kennedy with a policy violation letter. All members of the board agreed and signed a letter to be sent to Mr. Kennedy.

Home Owner Corner

Eva Chase expressed surprised at the various pass options and members need to know these options. Judy to ensure that all options of passes are clearly visible.

Hary Bertino's request to speak to WE lawyer at the expense of WE has been denied.

Mike Mahoney stated that he can obtain his own lawyer.

Mr Bertino also, inquired about the ability to fund public use of the SKI area with CIF which is owner funds.

Paul Axelrod explained that the ski area and other structures are still owned by the members.

Set Next Meeting Date

April 16, 9am.

Unanimous vote to end meeting and enter Executive session.

Executive Session