

Waterville Estates

Minutes 5-30-2015

Present at the meeting were John Chase, Art Marks, Chris Fagas, Samantha Ciaston, Mike Mahoney, Mike Hering, , Ed Culver, Corey Smith, Judy Kinney, &. Paul Axelrod was present on the phone.

Ms. Ciaston moved, Ed Culver seconded the motion and the Board voted unanimously to approve the Board Meeting Minutes of April 25, 2015.

Procedural guide lines stated by MIKE MAHONEY

Mike Mahoney -Minute taking addressed, our attorney said a different person can transcribe minutes besides secretary.

#### **Samantha Ciaston Violation Committee**

Samantha Ciaston said WE is addressing 3 violations.

Hodgman Hill and Holland trail. Exposed tanks are the issue.

The Deck on Parker Rd was addressed. Mike Herring to check for permit. Possibly old permit.

MIKE HERRING said no violation.

#### **MIKE HERRING Building activity**

Just a few minor applications for, siding, roof, etc. No new home applications.

Pat Learned asked about Bell Valley home, she was told the work was restarting.

#### **Corey Smith Entertainment**

Similar schedule, with new bands.

More Family entertainment

New bands and some standards like Justin James,

Band schedule discussed.

### **Corey Smith Long Term Planning**

Some say they are not aware of Long Term plans,

Duarte Silva to build reports towards Long Term Planning communication.

### **John Chase and Corey Smith reported on the food service.**

Discussed the selection method for our current Food and Beverage provider.

Derek has been hired by WE as chef. He will return to Sodexo after summer.

New Point of Sales system is being investigated.

### **Mike Mahoney Golf Tournament Update**

MIKE MAHONEY reported on the Golf Tournament which will be held at Jack O'Lantern.

Aug 2 deadline for applications. Run By Friends of Campton Mountain. Raises a few

Thousand dollars per year. No expense to WE members.

### **Ski Area Discussion**

MIKE MAHONEY read Amy Leveroni's Letter for suggestions at Ski Area.

Chris Fagas suggested a small committee to review ski are suggestions.

Chris Fagas, Ed Culver, Art Marks will be on the ski area committee. MIKE HERING to sit in.

### **Art Marks Weddings**

2015 budget needed to hit is 6 weddings. These total \$60000. The 4 booked weddings are more than

10K each. So \$60K will be reached with existing booked weddings.

### **Samantha Ciaston Treasurer report**

Samantha Ciaston reviewed The Report.

A previous accounting error has been corrected.

### **Corey Smith Budget**

More water leaks than expected this spring which postponed other work.

\$95K owed to WE by campton.

\$20K planning for development new wells.

New cleaning crew. New faces.

POS software being investigated with IT .

Tennis court to initially cost \$16000, Contractor went up \$8K. Tennis court work now delayed.

Members have volunteered to perform maintenance on the tennis courts to make usable and save from further damage from weather.

### **New Business**

#### **Board and Members openly discussed Food and Beverage discounts.**

Sue Weltman - when the F&B 10% discount was removed folks were not pleased. Discounts at the Ski area for renters and non-members is not fair to members.

Folks not getting discounts is an insult to owners.

Jim Murphy – Stated that we initially did not have F&B. F&B has evolved as a major feature and function.

Eva Chase – Expressed that the discount is wanted and appreciated.

Ann Boudrot - Stated that we are already at a loss and a discount is not fiscally responsible.

Owner discount was done away with a couple yers ago. New POS software may allow gift cards.

General board and member discussion regarding F&B pricing and discounts.

F&B committee tasked to develop a 'discount ' plan.

### **WE Dog Policy**

Corey Smith discussed a possible new Dog Policy.

MIKE HERRING suggests WE keeps existing Dog Rules.

Ed Culver explained that people have different impression of dogs and fearfulness.

Paul Axelrod to write up a revised dog policy for review.

### **Corey Smith ADA Update**

Jerry Tepe performed a ADA review. Video online on WE web site.

WE in process of the ADA self-assessment.

WE is balancing cost, timeline and needs for ADA.

### **MIKE HERRING Community Input Committee.**

20 people attended

People expressed that communication needs improvement.

Committee agreed to use Face Book, Constant Contact , WE web site, WE bulletin Board.

Corey Smith presented long term planning to CIC. CIC agreed on existing Long Term Plan.

Next meeting late July or early August.

### **Other**

Art Marks mentioned that the BOD agenda needs to be posted before actual meeting.

Members need to inform BOD 10 days ahead of meeting to be added to meeting.

## Homeowner's Corner

Sue Weltman discussed her letter.

Winter lacked family/Kids events.

Frozen Fridays were previously enjoyed.

Suggested to have staff properly prepare events before due. Volunteers have been denied the ability to help. WE needs better event planning skills.

Ann Boudrot offered to help with events. Member owe the WE volunteer time. Member need to take ownership. Better communication needed from board and working together to make WE a better place.

Bob and Arlene Haskins letter regarding bands at the pool area read. This produced board and member discussion regarding loud bands and options to accommodate everyone's enjoyment at pool area.

Jim Murphy – Discussed the sound system.

The schedule of bands was discussed.

Ann Boudrot 15 Goose Hollow. – Requests the BOD do their best at providing ADA access.

Harry Bertino – States that no one should request ADA access. And we are Title III , not Title II.

Lloyd – Stated we are a Title II because we are a municipality. We are trying to make all members and guests accessible to all facilities and programs. Asking for patience and cooperation.

Wes Kimble –The New Granite Post has misplaced the Donovan Farm Sign.

- Noticed nails popping out on building, needs to be fixed to prevent more damage.

Eva Chase – wanted to know who administers the web site. Expressed need to update it.

Ed Culver motioned to adjourn. Motion seconded, meeting concluded.