

Board Meeting
9/24/22

Attendees: Andrew Griffiths, Sean Tole, Frank Marshall, Mike Hering, Mark O'Hara, Art Marks, Ron Bead, Judy Kinney

Remote: Jim Reynolds, Courtney Germani

Owners Present: Richard Mayo & Bill Mitchell

Meeting began at 9:04AM

Agenda

- Financial Update (Jim)
- Evergreen Transition (Andy & Sean)
- 2022 RMA/ASA (Andy)
- CIF (Andy)
- BoD Election (Frank)
- Building Committee update (Mike)
- Violation Committee Discussion (Frank)
- Long term Board priorities
- Open discussion/Homeowner Forum
- Adjourn/Executive Session

Financial Update/Balances

- Operating Fund – Evergreen - \$568,345
 - Current as of 9/23/22
- Guest Passes - \$114,462 – not accurate
- Daily Passes - \$16,402 – not accurate
 - Posting errors on daily and guest passes
 - Art noted lower than expected daily pass amount
 - It was noted by Frank and Jim that we have posting issues from transition to Evergreen
 - Jim Reynolds will rectify with Evergreen
- CIF Balances
 - \$102,499
 - \$341,880

Evergreen Transition

- Financial homerun for WEA
- Treasurer will work closely with Evergreen team moving forward
 - Need to rectify posting errors
- Follow-up on delinquent accounts
 - Jim Reynolds to follow-up send notices
- Communication
 - Should only be on WEA FB page and Town Square
 - No other FB pages should be used to communicate association items
 - Sean Tole to work with Tanya on communication processes moving forward
 - We will eliminate constant contact at some point

2022 RMA/AMA Update

- WEA is up to date as of August 2022
 - RMA payment of \$184,328.88 has been paid to district
 - ASA balance of \$42,407.53 – paid to district
 - Estimated outstanding balance for fiscal year 2022
 - Approximately \$120,000 (Includes renegotiated RMA and ASA)
 - WEA is in good shape financially
 - Total estimated annual payout - \$380,000

CIF

- \$90,000 – paid – for lighting on mountain
- \$26,000 – paid – for two hot tubs at clubhouse
- \$65,000 – paid – court resurfacing
 - District accepted \$90k for lights to bridge potential RMA/ASA shortfalls for 2022
- Future - CIF rate needs to be increased
- Plans for 2023
 - Budget planning with district late 2022
 - Play a role in the 2023 expenditures
 - Board priorities
 - What are they?
 - A/V upgrades for Lodge and Campton Mountain
 - Board members to come back prior to next meeting with ideas for 2023

BOD Election

- Election committee
 - Two board members and one owner
 - Mark, Sean, and Richard Mayo will be committee members
 - Need to appoint chairperson
 - Mark O’Hara is chairperson
 - Who will send election ballots out?
 - No mailing
 - Will use Simply Voting system
 - Paper ballots upon request
 - Last year of paper ballot option
 - Evergreen or WEVD Staff?
 - WEVD will handle most of the process for 2022 – Judy to help with transition to Evergreen

Building Committee

- Updates – Mike Hering
 - Past 90-day update
 - Two new houses permitted
 - Summit and Winterbrook
 - All permits include \$1000 CIF
- Future expectations
 - Enhancement of reporting
 - Monthly update by chair to board president
 - All new and existing building permits

Violation Committee

- Bylaws need to be enforced
- Committee needs to be formed
 - Members?
 - We are all responsible – all members for notifying
 - Who will chair the committee?
 - Libby Griffith will oversee violations – be point person
 - Need to setup email or communication process
 - Letters to be approved by president/VP and sent out by Evergreen

Long Term Board Priorities

- Bylaw changes
 - Need recommendations – committee needed
 - Need follow-up over the next 30 days
- Enhancing Revenue – 2023 (Ron & Frank)
 - Food & Beverage update (Ron & Frank)
 - Sam Banville hired as food and beverage manager
 - Personnel – update – (Ron)
 - Events to be managed by Tanya
 - Weddings/Functions to be managed by Tanya
 - Wedding Site to be managed by Tanya
 - Updating site and lead management - Tanya

Open Discussion/Homeowner Forum

- Where are we today?
 - District and Board collaboration
 - Positive feedback with all board members on collaboration – new era
- Expectation of board members
 - Defining roles
 - Need more help by all members
 - Active participation by all board members
 - Quarterly meetings will require in person participation.
 - Will provide schedule for upcoming meeting so every member can schedule accordingly.
- Homeowner Forum
 - Bill Mitchell (88 Donovan Farm) – was impressed by meeting and platform topics. He was very happy that district and board are collaborating.
 - Richard Mayo ((42 Taylor Rd) – all positive feedback on collaboration and is happy we are moving forward.
 - He also volunteered to join election committee.

Adjourned to executive session at 10:33AM

Adjourned from executive session at 11:15AM.