

Board Meeting notes June 28, 2022

Meeting started at 7:04PM

Members remote: Andrew Griffiths, Mike Hering, Jim Reynolds, Judy Kinney, Tiffany Royea, Frank Marshall, Courtney Germani, Art Marks, Madhavi Challagulla, Mark O'Hara, and Sean Tole

Motion to open meeting – Andy, Frank second. All in favor.

Building Committee – tree cutting near tennis court

- Discussed tree cutting on district lot near tennis courts
- Noted that abutter has been resistant to tree cutting
- Mike Hering will contact homeowner and will approve permit once all details are agreed to.
- District will have to file a permit – WE management will process paperwork with building committee.
- Later during the meeting, the abutter noted that he would work with the district and building committee to find a solution.

Mailboxes

- Association needs to speak with new postmaster about installation of mailboxes for all residents.
- Community is required to have more mailboxes
- Mike Hering and Art Marks will contact postmaster to get details on what is needed
 - Mike Hering will contact Maureen Patti to discuss gameplan
 - Art and Mike will have update on situation at the next board meeting.

Security at back entrances

- Double door and back door need some type of alarm
- Judy to speak with Ron about what he thinks we can do to prevent non-pass holders from entering.
- Judy to update board at next meeting.

BoD Liability insurance

- Jim Reynolds was given the task to pay this year's premium
- Premium is the same as 2021 – no increase

Operating budget and CIF funds

- Operating funds: \$414,190 (Includes \$108k in 2022 dues payment)
- \$15,129 in Friend of Campton Mountain fund
- Total CIF: \$575,639 (2 accounts)

Building Committee Update

- No updates from Mike and Mark
- Mike was asked to provide permit updates at the next meeting

Evergreen Transition Update

- Evergreen transition – going well
- Weekly meeting scheduled to discuss issues and solutions
 - Process has yielded positive results.
- We will transition from constant contact to Town Square asap.
 - All communication will center around Town Square and Evergreen processes.
- Evergreen offers services that the association believes we could transition to.
 - This is exploratory and no discussions have been made. Examples below:
 - Front desk coverage
 - Food and Beverage services
 - It was noted that any change would include all employees currently employed
 - No one will lose their job.
 - Evergreen offers payroll, employment, and personnel assistance
 - All personnel would be managed by WEA
 - Liquor license requirements need to be investigated before any change can happen.
 - Board is driving to bring structure, independence, and a clearer definition of roles for the district and association.

Campton Mountain Lighting

- No updates from Mark O’Hara and Mike Hering
- Board was asked to have a gameplan and solution asap.
 - Time is running out. Trenching and piping need to be installed this summer/fall to have lights for this upcoming ski season.

Car Show

- \$16,600 in revenue produced at the car show weekend
 - 2019 – we generated \$12,400
 - Great attendance and better revenue – “Home Run” for the community!
 - Thank you to Judy, Tiffany, and team for pulling off such a great event!

Advertising Events

- Contact Chamber of Commerce
- Flyers being put up in community
- Temporary outdoor signage can only remain for 3 days – per Campton ordinances
 - Suggested to go to Campton planning board for permanent sign approval
- Suggested to visit NH website www.visitnewhampshire.com Frank will investigate

Meeting opened to questions:

- Homeowner asked about the thought process of why pass policy was changed.
 - Board collectively answered the question.
- Homeowner asked the board to detail the financial challenges that WEA is faced with.
 - Andy updated ownership on our challenges and the boards inability to raise dues and CIF.
 - Finding streams of revenue were essential to the association’s survival.
- It was noted that communication needs to be better – board collectively agreed.

Motion to close meeting at 8:32PM

- Andy motioned, seconded by Sean. All in favor