

Waterville Estates Board of Directors Meeting Minutes for January 29, 2017

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

-John Chase

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

Present were;

Art Marks, Ann Verow, Mike Mahoney, Brent Smith, Mike Hering, John Chase, Chris Fagas, Samantha Ciaston.

Call meeting to order at 10:02 am.

December minutes are unanimously approved.

Mike Mahoney - Opening Remarks and introductions

Mike Mahoney discussed successes achieved in 2016 such as ADA ramp and bathroom additions at the SKI area. Also discussed were improvements to the indoor pools and participation from many members being volunteers at various events.

Samantha Ciaston - Treasurer's Report

Samantha Ciaston read through highlights of the Treasurers report highlighting CIF account at \$212,427.82, Friends of Campton Mountain at \$15,965.88, and 57 Property transactions.

Review the Treasurers Handout for details.

Election Update

The votes were counted on 9-January-2017 by Ann Verow, Judy Kinney and Samantha Ciaston
Returning Directors;

Art Marks
Brent Smith

New Director;

Sue Weltman

Several members received write in votes.

The Board of Directors Encourages people to join board.

Corey Smith - WEVD – WEA General Manager Report

Financials

\$30000 positive end of year due to Village District funding.

Capital Projects Update

Parking lot pavement completed

Indoor Pools plastered and cracks repaired.

Additionally the Car Show was a big success.

Next year

Water projects. Wells need \$60,000 in upgrades. Possible new water line on Thornton side after water pipe line analysis

Carpeting and flooring upstairs in recreation center.

Ski Area Update

Top tower refurbish due to adhesive being water soluble. Adhesive used at initial ski lift installation.

Investigated all other towers for adhesion problems. All clear.

Cable and bull wheel replaced.

SKI Lodge bathrooms and ADA improvements.

Possible Snowmaking. To be investigated.

2017 Budget

Next year planning to improve SKI Area Seating, Septic, and Parking.

Possible Snowmaking. To be investigated. Monies from Friends of Campton Mt to be used.

Managers Q & A

Brent Smith delivers benchmark report provided by Club Board Professionals. CBP is a strategic consulting and training firm that serves private clubs and homeowner associations.

The report focuses on the comparison of Waterville Estates to Quechee Lakes.

Comparison Numbers

Item	WEA	QL
Homes/Condo/Lots	530	1,378
Costs per Member	\$1,443	\$4,835
Employees	30	240 (50 for seasonal golf)

Report Conclusion:

- WEA delivers a high level of service for low cost compared to peer HOA's.
 - WEA level of service vs. the costs for these services:
 - WEA is at the bottom of the cost of services category.
 - WEA is at the middle with the services that we provide.
- WEVD taxes help offset our costs.
- The Board of Directors make decisions on how to match expenses- with a desired level of service.

- Improved levels of service may stimulate the desire to be a part of WEA.
- Higher costs may decrease the desire to be a part of WEA.
- It is difficult to maintain the same level of service with increased costs.
- We are understaffed.

Corey Smith

Corey Smith discussed 2016 incidents of members being dissatisfied with services. Maintaining services would require increased staffing or a reduction in services. Village District has committed to funding a full time cook for 2017 but will not fund 2018. WE labor is in jeopardy of failure. Existing food service will fail with the loss of one employee. Same for Weddings, if the key organizer leaves, weddings will fail. Corey Smith feels that he and staff are taking too much negativity, criticism.

Art Marks

Art Marks talked about adding full time cook and part time cook assistant next year. \$100,000 will be needed to pay for cook and assistant. He explained that finding 'weekend' only help is difficult in a local unemployment rate of 2.6%

Building Committee

Mike Hering reiterated the bond system enacted to provide home owners and builders additional time to complete projects and ensure WE is not stuck with cleanup on failed or stalled projects.

Violation Committee

Samantha Ciaston explained that winter is a down time for violations due to the members difficulty to address effectively.

Samantha Ciaston Suggests when you get a letter, please call her. Letters are issued to create a formal paper trail of communication but the violations committee is committed to work with understanding on all issues.

General Questions and Answers

John Forsyth comments that extra monies may be extracted from renters.

Nancy Demers states that homeowners are handling rentals more often due to social media. This causes a lack of perception of WE rental market.

Mark Felag? Mentions the card fee \$5 is difficult to coordinate. Why is the \$5 not included in bill?

BOD has committed to address this concern for July 2017 renewals.

Katerina Navratil stated she was a new owner, full time. Had questions on volunteer groups. Brent Smith replied that BOD is investigating ways to add volunteerism. Want to organize events for children.

Ned McElroy addressed the possible need of an additional \$200 per family to fund services. Also stated that everyone should pitch in when needed.

Harry Bertino believes we have 3 different priorities. ie: wedding , ski, recreation. Agrees to an increase in dues to allow Corey Smith the time to focus on Village District needs. Also, wants a return to unrestricted use of rec center by owners.

Jay Fallon agrees with Harry Bertino, and has questions regarding COLA increase. This year's increase is .5%. Wanted to know what the big services that lose money are and what are services that make money? The BOD replied that Food service loses money and weddings and Ski area make money. Except the ski area is not a big money maker when the winter is lacking snow.

Kim Pacheco asks why the entertainment is so excessive. States that there are too many multiple bands on same weekend.

Brian Young mentioned that AmeriGas will not 'setup' this winter due to ground conditions.

PAUL Axelrod dedication with appreciation for all his service with propane negotiations, ballot questions, rules and regulations. Plaque of dedication was displayed.

Executive Session

Motion to adjourn to Executive session.

Motion to accept was unanimous