

## July 18, 2017 Joint Waterville Estates District and Association Meeting

### Attendees:

Lloyd Willey, Mike Baumann, Art Marks, Mike Hering, Brent Smith, Ann Verow, Chris Fagas, Corey Smith, Judy Kinney

Meeting called to order at 11AM.

Long Term Plan Spreadsheet was reviewed and the impact of a \$200 Water Fee per Homeowner (to be used only on the Water System) showed a favorable impact.

CIF Association Gifts for Capital Improvements were projected: \$35K in 2018, \$95K in 2019, \$95K in 2020, and \$50K in 2021 and beyond.

2018 Plan includes Full Time Cook, Part-Time Summer Event Planner (to lead Community Volunteers), and Part-Time Maintenance Person.

Art and Mike H asked for the number of real estate CIF transactions over the past 10 years to better understand the past CIF Inflows, and arrive at an average annual expectation. Judy and Corey were able to run a report showing the CIF Inflows were an average of \$76K per year over the past 10 years, and an average of \$93K per year over the past 18 years. It was discussed that a doubling of the CIF would substantially improve the overall financials, and was already approved by the BOD since it was so long overdue, and that is being pursued.

There was a discussion of ways to create clarity of where funds go.

On the topic of additional funding sources Chris added that the BOD Committee working on Additional Funding Solutions had recommended doubling the current CIF and the incorporation of a \$200 Water Fee (to be used only on the Water System). Both of those proposals were already approved by the full BOD. That BOD Committee was still working on bringing back a workable proposal for a Pre-Paid Meal Plan to assure the stability of Food & Beverage services. While not finalized it seems it would probably be \$200 per

year per Homeowner done on a Gift Card basis so it could be assigned to renters by owners that rent out their homes. It would also be an annual amount as opposed to monthly or quarterly, so that owners that only seasonally use their homes would not be penalized.

There is also a second proposal being worked on to require each Homeowner to provide a set number of Volunteer Adult-Hours each year in support of their community to take expense pressure off of staffing, and discussions had been in the range of only 8 to 10 Volunteer Adult-Hours per year. In the event that a Homeowner did not pitch in over the course of the year there would be a penalty charge of \$20 per hour that was unfulfilled, however, the purpose is to generate volunteer involvement and not to actually generate revenue. No one should actually have to pay anything if they would only just pitch in and get involved for Community Clean-Up Day, Member Events, or volunteering on BOD Committees over the course of the year.

Chris explained that once those two proposals are finalized by the Committee, they will be voted on by the full BOD. Art then suggested we consider a “Plan C” of incorporating an Association fee to everyone that rents out their home, in the event the two proposals under consideration don’t get approved. It was discussed by everyone that renters of homes do cause wear and tear on our facilities, and when there is a behavioral problem it more often than not seems to be with a renter. Our facilities also enable the rental opportunity in the first place, and it is reasonable to charge a fee to everyone that rents out their home. The discussion wrapped up with the conclusion that the rental fee would only be pursued as Plan C in the event the other two proposals don’t get approved.

Ann made a motion to end the meeting, Brent seconded the motion, and the vote was unanimous.

These minutes are the best of my recollection from being present and taking notes – Chris Fagas, Director, July 20, 2017