

Waterville Estates Board of Directors Meeting Minutes for June 4, 2016

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 at the meeting were;

John Chase, Samantha Ciaston, Mike Hering, Mike Mahoney,

Brent Smith, Ann Verow and Art Marks.

Paul Axelrod and Chris Fagas were on teleconference.

Call meeting to order at 9:01am

Review and acceptance of April 16 meeting minutes
Motion to accept was unanimous

Committee Reports

Violations--Samantha Ciaston

Member on Aspen Cir. will correct tank coverage.

Tyvek on house on Chickenboro. Samantha Ciaston to contact owner for a completion plan.

Illegal Structure-Barajas Property

Will have someone look to see if structure is removed.

Building Committee-Mike Hering.

Brent Smith will become a full time building committee member. Mike Bauman will be the stand by position.

Mike Hering expressed member confusion on how to cover
gas tanks.

David Thompson home with lattice over tanks. Brent Smith
has talked to owner who will
address issue.

Armsby Cir structure footings installed before building

application.

Schuyler Drive ... Removed large Pine which was within cutting zone.

and cleared hill on property to expose house. No application pulled.

Mike Hering to contact home owner to work a solution.

Bell Valley owner expressed his inability to have home done by June 15.

Roof done, siding stained, close to being done on outside.

Mike Hering to continue to monitor progress. Windows and doors are a priority.

1 application coming in for Reservoir Rd.

The Birches project is shutdown per Waterville Estates Village District due to problems with road construction and grade. Purchasers' have removed themselves from project.

Foundation on WeetamooRd , Legacy Homes, builder . The tarp is off the foundation. Mike Hering to contact builder to actively market or complete project. Builder needs to submit building application in 30 days with a definite plan for completion in 9 months.

Lloyd Willey stated that a "Pat Learned Pond view Plaque" will be installed to acknowledge Pat's efforts in beautifying the grounds and facilities.

Unanimously approved by BOD.

The Board extends its warmest appreciation for her efforts in adding beauty to our community.

Pat Learned to speak to Lady Bug nursery to investigate their maintenance services.

Ann Verow to speak to Campton Garden club to investigate a trade in donations for gardening service at WE.

EntertainmentCommittee–Corey Smith

Finalizesummerschedule

Schedule reviewed and looks good. There are a few TBA dates that Corey Smith is trying to fill.

Last weekend Slip and Slide provided by Mark Germani as a positive example of community involvement. That evening a bonfire with fireside singing was a spontaneous member event that is an example of a rich community spirit. The BOD encourages the membership to participate in events and the betterment of the community.

Exotic Car Show Plans for possible road closure, extra food, tent, marketing, etc.

Wedding Update –Art Marks

Progress is being made in the maintenance of existing wedding dates. New plates and chair covers purchased. Chair covers are maintenance free.

TreasurersReport–Samantha Ciaston

AccountBalances Review

Corey SmithManagersReport

Financials

A second auditor identified problems with existing Village District audit regarding long term planning numbers. Long Term planning is redeveloping future plans with corrected audit numbers.

OldBusiness

Due'sEscalator-Discussion to mail Paul Axelrod's letter to membership ASAP.

PoolRefurbish

Keeping chemicals balanced has been challenging with the curing of new gunite. Harry Bertino mentioned the pool looks good. Dust around lap pool needs cleaning.

Work continues on crack of the inside large pool.

SkiAreaRemodel

Drainage improvement. Remodel on schedule and possibly under budget.

HVAC system in locker rooms and pool area is being reviewed by engineers for efficiencies.

Roof reconstruction over lap pool is being considered for august.

WaterSystemUpdate

Getting last generator for Hilltop
New well pump for Liberty Lane.

Under budget in cleaning. Judy Kinney looking at contract cleaning services but expensive.
Hiring cleaning staff considered.

Lloyd Willey – Winterbrook Paving from summit to community center. Wants to be completed before car show.
Culvert work will start in 2 weeks. Pushing to get all this year's paving completed before end of summer.
Overlay on first part of Snowwood Dr.

NewBusiness

Commercial Treadmill request delayed till
Judy investigating Leasing plans.

Passpolicyfornon-owners under review.

Dues escalator letter to be mailed out.
Lloyd Willey mentioned typo in letter. Judy Kinney to correct.

HomeOwnersComer

Jim Murphy mention that how do you know new technology construction materials will actually work. New materials can be risky even with certified installers.

Harry Bertino wanted to know if ski area was owned by the district or association.
Samantha Ciaston mentioned that this question has been asked and answered many times and will not be addressed again.

Samantha Ciaston mentioned that Jim Murphy is not an owner and it is by the courtesy of the board that allows him to participate at board meetings.

Set next meeting date
20 August 2016 9am – 11am

ExecutiveSession

Motioned was made to adjourn meeting and move to Executive Session.
Measure was unanimously approved.