

Waterville Estates Association Meeting Minutes

7/31/21

Attendees: Mike Hering, Sean Tole, Art Marks, Mark O'Hara, Dave Ketchum, Brian Sylvia, Courtney Germani (Zoom), Madhu Challagalla (Zoom)

Guests: Terri Tole, Tiffany Royer, Judy Kinney

- I. Mike Hering called meeting to order at 8:07 A.M
- II. Old Business: Mike Hering motion to remove Terri Tole from all associate bank accounts at Norway Bank and Meredith Village Bank and to add Sean Tole and Art Marks to these accounts as her replacement. Motion seconded by Mark O'Hara and unanimous vote of board.
- III. Sean Tole suggested gathering meeting minutes since September to approve them all in bulk. No minutes available from last meeting yet.
- IV. Committee Reports
 - A. Violations: Mike Hering reported a complaint about noise and trash on McClaren Drive. Owner spoken to and apologized for issues. Trash remains in woods but dumpster removed. Suggested Constant Contact email be sent to owners reminding about noise ordinance and respect for neighbors. Sean Tole reported has letters to be sent regarding violations. Information will be sent to Judy Kinney to add to spreadsheet of violations.
 - B. Building Committee: Mike Hering reported one new home approved.
 - C. Entertainment: Terri Tole discussed problems with Country and Western night. Discussion ensued regarding availability of present funds to use to schedule entertainment in future. Terri Tole raised issue of money and staffing issues for future events. There was discussion about use of volunteers to manage events and forming committee to solicit volunteers. Art Marks brought up bringing back meet and greets on Fridays. Idea was discussed and agreed to allocate \$250.00 for food. Event to be from 6:00 P.M. until food is gone. Success of event to be assessed weekly to determine if will be ongoing.

Tiffany Royer spoke about ideas for upcoming fee generating events. (Comedian/cornhole tournament). Ideas were discussed and agreed to try the events. Sean Tole to head up subgroup regarding logistics, etc. for events.

Tiffany Royer also brought up benefit golf tournament for September 17th and possibility birthday party rental in lounge for September 11. Food, labor and room rental costs for events discussed. Sean Tole suggested written policy be drafted regarding these issues. Art Marks agreed to work on policy.

Commissioner Maureen Patti spoke regarding logistics regarding volunteer barbeque to be run jointly by District and Board. Date of September 18 agreed upon by District/Board.

D. Trails Committee: Dave Ketchum discussed various trail related business such as updates, additions and maps to be created. He reported \$390 spent for leaf blower, weed whacker and batteries. Also, Bob Ryder had joined trail committee. It was reported that about 98 hours so far this year had been spent on trails. Discussion ensued about possibility of snowshoe rentals and possible logistical concerns. Mark O’Hara stepped down from the trail committee and Dave Ketchum replaced him as the Board of Directors member on that committee.

E. Snow Making Committee: Mark O’Hara indicated a report had been received from Snowmatic. Mark O’Hara and Mike Hering discussed the contents of the report as well as the additional information required for Snowmatic to issue its final report.

V. Treasurer’s Report

<u>Operating Accounts</u>	<u>June 30</u>	<u>Previous Date</u>
Northway	\$189,613.24	\$
Rec Fund	\$54,685.67	\$
<u>CIF Accounts</u>		
Northway	\$297,409.13	\$
MVSB	\$233,577.23	\$
Total	\$530,986.36	\$
<u>Friends of Campton Mountain</u>	\$37,482.55	\$

VI. Manager’s Report: Judy Kinney indicated all new owners now entered into system. She’s working on entering financial information and cleaning up accounting process. Indicated supplies order for locker rooms and cleaning services to be done before they are able to open.

Topic of swimming lessons and homeowner discount for lessons provided by Campton Parks/Recreation

Reported that 8 properties seized by Town of Campton for nonpayment of taxes.

Terri Tole indicated hopes that new pass software system would be fully updated within next 10 days. Discussed possibility of new homeowner information packet. Issues regarding realtors bringing in guests to view facilities discussed. Decided that in future there will be sign-up sheets for realtors/clients to keep track of who's in the buildings and that realtors must be present with clients. Also discuss possibility of getting some type of communication device between desk and other areas. Discussion of towel rentals and toiletries and other items to be sold.

VII. New Business:

1. Meeting agendas and minutes on google drive to give access to board members by Sean Tole
2. Dave Ketchum suggested a set meeting schedule be created in advance for each quarter and once per month. He will create. Also suggest subgroups meet to discuss issues on advance to present to full board as a way of shortening meetings.
3. Board of Directors/District Liaison: Brian Sylvia proposed point person to follow up with communication between the two entities and volunteered for the position.
4. Open Seat: Sean Tole indicated James Reynolds had submitted letter of interest and provide information on his experience/background. Sean Tole nominated him for the open position and it was seconded by Dave Ketchum. Voted unanimously to appoint.
5. CIF request regarding boilers: Concerns voiced about who is responsible for infrastructure upkeep, fact that money for this project already approved by voters previously so unsure why money being requested now and whether three bids received and why haven't seen any information other than the request. Agreed that Brian Sylvia would follow up with Commissioners regarding concerns.
6. Volunteer of Year Recognition: Madhu Challagulla brought up idea to recognize member of community with honor. To be discussed in executive session.
7. Locker Room Update: Madhu Challagulla gave update on locker room progress and costs. Approximately \$3000 left of budget of \$90,000. Anticipates average of about \$5000 more. Motion made by Sean Tole to move exact amount owed from CIF once exact costs known. Unanimous vote.
8. CIF Increase Vote: Madhu Challagulla and Brian Sylvia to formalize language for constant contact email.
9. Owners Corner: No Business

Motion to adjourn meeting and move to Executive Session by Mike Hering at 10:06. Voted unanimously

