

WATERVILLE ESTATES ASSOCIATION MEETING

09/21/2021

Attendees: Mike Herin (MH), Sean Tole (ST), Madhavi Challagula (MC), Courtney Germani (CG), Dave Ketchum (DK), Art Marks (AM), Mark O’Hara (MO), Brian Sylvia (BS)

Guests: Judy Kinney (JK), Terri Tole (TS)

- I. MH called meeting to order at 7:05 P.M.
- II. ST motioned to accept minutes from last meeting 7/31/21. Unanimously voted to accept.
- III. Committee Reports
 - a. Violations: ST reported on notifications of violations. Registered letters were sent to these homeowners. MH reported one of property owners had indicated a building permit was submitted to fence in propane tank but MH hadn’t seen it yet. Discussed complaints received regarding contractor noise. ST suggested fines for that contractor. Agreed to take \$200 in fines.
 - b. Building Committee Report: MH indicated couple of permits applied for but haven’t been seen yet.
 - c. Entertainment Committee: CG indicated some ideas have been proposed but strangeness of this year makes planning difficult. Discussion of various ideas took place, such as trivia and trunk or treat. Various events for long weekend discussed by TT. Profitability of comedy night was discussed as well as opening of lodge for weekends and trunk or treat. Also requested lodge be open for Trunk or Treat in case of cold weather. Decided Columbus Day Weekend activities to be at Rec Center as opposed to lodge. Also discuss by TT of various events planned for shoulder season to get people to Mt View Lodge
 - d. Trial Committee: DK reported cancelled Sept workday but will have one in Oct.
 - e. Snowmaking: MO reported not getting snowmaking in 2 stage due to problems scheduling Eversource. Another 200 ft of electric and water supply to make existing gun blow some further up the hill to possibly cover lazy and trail. Discussion ensued re: buying additional supplies to meet goal. Goal to draw water from pond ultimately as opposed to wells. Further discussion result re: snowmaking over entire mountain or just on rope tow and economic benefits of each.
- IV. Treasure’s Report: TT discussed financials. YTD at 11,000. Short. Discussed unpaid dues. JK raised issues regarding keeping up with collection of dues. Discussion ensued regarding various collection options. Also talked about whether liens have been perfected against largest accounts. ST agreed to look into possible collection agencies or selling debts.

Operating Accounts	Current Date	Previous Date
Northway		
Rec Fund		
Total		
CIF Accounts		

Northway		
MVSB		
Total		
Friends of Campton Mountain		
Northway		

- V. Manager's Report: Discussed various personnel issues and CIF vote
 - a. Financials
 - b. Campton Mountain
 - c. Recreation Center
 - d. Village District
- VI. New Business
 - a. Boiler/CIF/RMA Settlement: BS discussed terms of agreement. Questions regarding language of 4th quarter payment and whether could raises other issues. MH authorized to sign agreement and transfer funds after motion by BC. Unanimously voted.
 - b. Lot for Sale: previously discussed
 - c. New Secretary Vote: BS agreed to be Secretary until next annual meeting
 - d. Response to Realtor: Discussion regarding whether retroactive increase to real estate under agreement. Noted not to make CIF increase retroactive.
- VII. Old Business
 - a. RMA Advisory: BS respond and committee to be disbanded. Also discuss RMA and present negotiations
 - b. Locker Room: MC Final numbers will be approved. ST motion to President/Treasurer to pay remaining balance upon approval. Unanimously voted.
 - c. CIF vote: Discussed possibility of getting outside help to send out email notes for CIF increase. ST indicated would take a look at how to get out vote.
- VIII. Next meeting date: October 19 via Zoom
- IX. Motion to Adjourn: MH made motion to adjourn and seconded by ST