

WATERVILLE ESTATES ASSOCIATION MEETING

10/30/2021

Attendees: Sean Tole (ST), Madhavi Challagula (MC), Mike Hering (MH) Dave Ketchum (DK), Mark O'Hara (MO), Brian Sylvia (BS), Jim Reynolds (JR)

Guests: Tiffany Royer, Judy Kinney (JK), Stan Bujalski, Denise Bujalski, Gerry Panuczak, Mark Canfield, Ryan Timms, Terri Tole (TS), Maureen Patti, Lauren Bennet, Terry Bennet

- I. MH called meeting to order at 9:02 A.M.
- II. MO moved to accept minutes from last meeting 10/19/21. Seconded by JR and unanimously voted to accept.
- III. Committee Reports
 - a. Violations: ST reported no new violations. Discussion ensued regarding builder violations on Brambleberry and issues regarding fines and bond return to builder. Also discussed abutter to same building lot complaints about possible tree cutting violations. ST requested update be provided on responses received to violation letters sent. Assistant GM to provide.
 - b. Building Committee Report: MH raised issue of potential future problems regarding recent tax sale lots on exiting paper roads. MH indicated equity issues regarding first two homes on such roads unable to build and when 3rd home built, the costs associated to building the road fall entirely on 3rd homeowner. MH also brought up potential problem with combining of lots because of new water ordinance due to homeowner's desire not to pay fees for lots and issue was discussed. ST suggested creation of subgroup to look at issues and report back to Board. MH, MP, and AM to be on group.
 - c. Entertainment Committee: JR advised that he and Courtney Germani were working on New Year's Eve event. Several DJ's available and quotes pending. Discussion about ticket prices and food followed. Tiffany Royer indicated that Tracey Duffy usually indicated a lot of food waste with food menu on NY Eve. Suggested apps, dessert and maybe two drinks be included on ticket price. Topic of fireworks budget and logistics discussed. Agreed that Terri Tole and Tiffany Royer to be kept in loop for planning of events. Subgroups previously formed to report back. Terri Tole informed board of various new events scheduled. She also raised idea of purchasing necessary equipment to run movie nights as opposed to hiring outside vendor. Discussion ensued as to what equipment was actually owned. Also, discussion as to previously undertaken inventory of all WEA and WEVD property. Consensus was that inventory never completed. TT will seek quotes for equipment needed to do movie nights.
 - d. Trail Committee: DK informed Board of progress on current snowshoe drive seeking donations of snowshoes. Also informed of monthly trails hikes within Estates. Members of Trail Committee to guide these hikes. AM suggested designations for difficulty level be included. DK further updated Board on recent trail upkeep and future clean up date in November.
 - e. Snowmaking: MO reported on results of snowmaking survey sent out to homeowners by Charles Goodhue. Indicated lots of positive feedback to survey.

- f. Election Committee: Judy Kinney to create schedule and send out letters to community to allow petitions to be on ballot for Board elections. JK also indicated CIF vote ready to be sent out. She reported that volunteer, Andrea Canfield, was instrumental in getting info together and figuring out software to send out vote. Discussion ensued about some form of recognition/remuneration for her efforts.

IV. Member Services

Terri Tole reported improved communication with members of community. She's established relationship with many of the homeowners who rent their units to keep their renters abreast of how community center operates. She's also working on establishing ties with local vendors in effort to get discounts for the homeowners. Discussion ensued regarding signage for skiing and events at the ski lodge.

Tiffany Royer discussed possibility of ways to get schools and local community to frequent the ski lodge and ski area to increase income stream. Opening ski mountain with reduced lift ticket prices on Sundays discussed. MH noted candidates' night at lodge needed to be scheduled.

- V. Treasure's Report: ST discussed current financials. Indicated approximately \$2400 gross profits for opening of ski lodge for prior weekend. Raised concerns regarding unpaid dues being in excess of \$20K and ways to collect.

Operating Accounts	Current Date	Previous Date
Northway		
Rec Fund		
Total		
CIF Accounts		
Northway		
MVSB		
Total		
Friends of Campton Mountain		
Northway		

VI. Manager's Report:

Judy Kinney reported will be selling tickets at rec center for Waterville Valley again and that email will be sent out with information.

Tickets for Campton Mtn ski area as well as season passes discussed. Subgroup of MH, AM, ST, Tiffany Royer formed to report back on issues related to Campton MTN and ticket prices.

Discussed adding WIFI service to lodge. Tiffany Royer mentioned might be able to use Qcode for menus if WIFI available. Pricing for adding WIFI service to be investigated.

The separation of website domains for WEA and WEVD was discussed. Maureen Patti discussed reasoning for split. Further discussion regarding various domains of each entity to be completed.

Judy Kinney told Board an application for Financial/Administrative Assistant for WEA received. Full time position to be offered without benefits. Mrs. Kinney informed Board that a new owner in the estates is listed as a rental company. There was discussion as whether under current by-laws it was proper for a rental business to be owner. Further discussion regarding whether rental policy is presently in effect. Subgroup of AM, ST and DK formed to address rental policy.

Homeowner Stan Bujalski was recognized and spoke about concerns related to a builder who has built several homes in the area as well as several other homes that he feels may be presently being utilized as rentals run by a business in violation of the by-laws. Discussion ensued regarding difficulties of enforcement and defining business ownership. Consensus thought issue needs further study to determine how best to enforce by-laws and establishment of rental policy.

Tiffany suggested using downstairs room for an area to store ski equipment for skiers at the lodge rather than leaving gear throughout bar area. She also suggested setting up an area for selling merchandise, tickets and picking up take out orders to free up bartenders. Issues will be looked at by subgroup for the mountain.

VII. New Business

- a. Budget Advisory Committee: Mark Canfield made presentation regarding macroeconomic impacts on WEVD budget. Statement attached as Addendum.
- b. WEVD Chairperson list: BS discussed several topics that were the subject of a meeting between subgroup of WEA and the Chair of WEVD including flooring in game room, carpeting outside of game room and hot tub issues. Maureen Patti clarified and expanded on those topics.

VIII. Old Business

- a. Facebook page: ST informed Board that a new Facebook page was in the works which would contain communications on behalf of Board collectively as opposed to individual members.
- b. Amenities Schedule: Discussed how to send out schedule and need to send to WEVD Commissioners.
- c. Organization of Departments/ Subgroups: DK reported he's working on completing the list.

IX. Owner's Corner

Marc Canfield: Informed Board of request by an owner sent to him to open rec center at 8:00 AM for 3 days a week.

Terri Bennet: Indicated as member of water committee she had concerns about the water system's future ability to meet demand based upon exceeded occupancy levels for rentals and that a rental policy that contained enforcement provisions for violations

was essential. AM stated that complaints to Air BNB would result in them taking down listings that advertise occupancy levels beyond the appropriate listed bedrooms.

Denise Bujalski: Raised issues regarding by-laws, regulations related to parking as related to rentals. Mentioned significant numbers of cars in condo areas. Suggested to Homeowner's Association for condo may be able to address that issue. Stan Bujalski indicated that often owners who rent are unaware that the occupants of units are in violation of their rental agreements.

John Muldonny: Pointed out that there are also positive aspects to rentals thru Air BNB such as taxes to towns, increases to local business, ski area and restaurants.

Ryan Timms: Inquired as to usage statistics for Rec Center for scheduled hours. Suggested they be reviewed to determine if those statistics could be used to open and close earlier on days when use during later hours not justified.

Bill Donahue: Inquired if homeowners could be included on rental subgroup and volunteered to be member of that subgroup.

ST motioned to go into Executive Session which was seconded by MH. Unanimous vote

X. Executive Session:

Judy Kinney told Board at requests to raise salary of Duffy and Bartenders to compete with raising wages and remain competitive in job market for employees. Reasons necessary discussed and all agreed raises should be given.

Meeting that took place with Tiffany, Terry, Judy, and Mike was discussed. Meeting was to clarify/delineate job descriptions and resolve potential conflict between parties and to create sense of community.

Discussion regarding water ordinance

Discussion regarding hiring management service for business related to issues with Association

Discussion regarding suggestion by homeowner that WEA bring lawsuit against WEVD. Motion by DK to not be involved with challenging Commissioners on ordinance validity, refusing to pay bills and the suggested lawsuit.