

## **DRAFT**

### **Waterbury Inn Owners Association Meeting**

**JUNE 4<sup>th</sup>, 2016**

#### **Call to Order**

-The meeting was called to order at 9:02 AM by Dan Zimmerman, Board President.

-Board of Directors, Dan Zimmerman, Rose Masticola, Chuck Frain, Bill Niemiec, and Dean Bradier were all present.

-Owners Representatives Mike Gadsby, Curt Albers, Dan Lindstrom, and Roger Dumke were all present.

General Manager Traci Vartanian was present.

#### **Approval of Minutes**

-The minutes from the March 14<sup>th</sup>, 2015 Owner's Meeting were reviewed. A motion was made to approve the minutes by Mr. Gadsby. Seconded by Mr. Albers. The minutes were approved unanimously.

-The minutes from the January 16, 2016 Board of Directors meeting were reviewed. A motion to approve was made by Mrs. Masticola and was seconded by Mr. Dumke.

#### **New Business**

1.) Motion was made to approve owner's representatives and add a fourth representative.

Motion made by Rose Masticola

Seconded by Bill Niemiec

2.) Rose talked about putting in place a change to the bylaws in order to clarify the procedures for elections. Rose and Bill will be working on this issue and welcome any input from owners in this area.

3.) Board meeting dates for the 2016-2017 year will be June 4<sup>th</sup>, September 10<sup>th</sup>, November 12<sup>th</sup>, January 14<sup>th</sup>, and the Annual Owners Meeting will be March 11<sup>th</sup>.

#### **OPERATIONS**

1.) Summer staff have all arrived and will be staying through September.

- 2.) Room Rates have increased in order to maintain standard with current rates
- 3.) Need another full-time maintenance employee to assist in operations.
- 4.) New Labor laws require that overtime be paid to employees making less than \$47,476. The Waterbury will adjust their pay structure in order to accommodate federal regulations.
- 5.) We have implemented a new Resort Fee of \$2.99/night that will be charged to guests (not owners) – we are 1 of 2 resorts that have a tower for WIFI service in Door County. There has been no push back from guests regarding this fee so far.

### **Building and Grounds**

- 1.) Rose will be starting to compile a comprehensive list of things that need to be done as far as building and ground repairs and improvements. Any owners are encouraged to contact Rose with concerns or comments on improvements or repairs.
  
- 2.) Rose and Mike Gadsby will be working on planning for new dining room furniture and living room furniture. Many of the sets have gotten to the point in which they are becoming unrepairable.
  
- 3.) Rose is going to review and update historic legal documents from Waterbury Owners documents to make sure that everything is in line with current procedure.

\*\*\*OWNERS PLEASE TAKE A LOOK AND GO THEROUGH YOUR OWNERS CLOSETS. IF YOU DON'T WANT WHAT IS IN THEM, PLEASE INFORM AND ALLOW STAFF TO CLEAR OUT. PLEASE MAKE SURE THEY ARE EITHER CLEANED OUT OR YOU HAVE INFORMED MANAGEMENT BY DECEMBER AS SOME OF THEM ARE STARTING TO GIVE OFF A MUSTY ODOR. \*\*\*

**MEETING ADJOURNED AT 11:09**

