

**In attendance:** Roger Dumke 108, Owner's Representative; Tim Legois, Accountant; Dan Zimmerman 216, Board, President; Rose Marie Masticola 104, Board, Vice President; Bill Niemiec 119, Board, Treasurer; Dean Brandner 102, Board, Secretary; Dan Lindstrom 217, Owner's Representative; Mike Gadsby 122, Owner's Representative; Julie Voelker 207, Butch Jacques, 219; Wally Vartanian and Traci Vartanian, Asst Mgr. and General Mgr., Waterbury Inn.

### 9:07 AM Call to Order

Dan Zimmerman reported WI Statutes 2017 Act 303 <https://docs.legis.wisconsin.gov/2017/related/acts/303.pdf> which provided amendments to Wis. Stats. ch. 703, the statutes dealing with condominiums. Condominiums can charge fees to offset costs to product information for realtors when condo units are listed for sale. This act provided changes to condominium disclosure materials and payoff statements. Traci mentioned the Waterbury currently charges \$45 when realtors ask for Condominium Documents.

**Financials, Tim Legois:** Tim reviewed 2017 budgets to actual expenses with no unusual or surprise amounts. Taxes are typically done during the 2<sup>nd</sup> quarter so as to make sure all invoices and documentation are recorded or posted. Highlights; \$63,000 profit for 2017, taxes will be 15% of the first \$50,000 and 20% for the balance of \$13,000 (over \$50,000.01) for the Association side of the books. Traci reported G04, 206, and 113 had not paid their quarterly fees when the books were closed as of April 30th. Other items worth noting; building expenses coming up will be staining the siding, last done in 2007. Traci updated the replacement schedule and it's posted on the Waterbury Inn owners website portal. Dan Zimmerman mentioned the Board should include discussions in September and November Board meetings reviewing upcoming costs and maintenance fees owners pay, so if the Board approves an increase in the fees for this purpose, the increase would begin with the first quarter in 2019. No amounts or motion was brought forward at this time. One noticeable bright spot in the financial reports is decreased costs from linen service costs, the new bed spreads are encapsulated in sheets and lighter so cleaning costs are less. Dan Zimmerman suggested unusual and non-reoccurring amounts should be noted to the Income Statements in a 'note section' at the bottom of the spreadsheet pages for future reference. Tim indicated he will do this. Ephraim hotels were slightly down in 2017 compared to 2016, the Waterbury was virtually identical fairing slightly better than Ephraim's average results.

### Buildings and Grounds:

Pool, Wally informed the board the pool loses 4-6" of water in spring when first filled, then tapers off in a few days to almost no loss. This loss of water is unusual and unaccounted for. Portside installed the original and they will be contacted to see if they have any insight on this, but there is skepticism this will produce any helpful theories for the loss.

Bathrooms, The Waterbury has Condos where the toilet/shower and sink are separate rooms where other Condos have a combined room. Rose indicated she thought the bathroom area may need replacing in 2019, changing the scheduling of replacement items (beds and refrigerators to be pushed back a year). Dean pointed out that Rose (herself) reported one month ago at the Owner's Meeting that the bathroom area was scheduled for 2021, Dean further asked what changed in 30 days, with Rose's response that the bathrooms may be in worse shape than previously thought. Dan asked Rose to get data on each bathroom including; bathtubs, toilets, floors, sinks, mirrors, paint, wood trim, light fixtures, etc, to be able to assess the extent on the age and need of repair/replacement of the bathroom areas so the board can review the findings and act as needed.

Staffing, Traci reported the first of the 'J1' visa workers have arrived with others arriving within the week, and additional arriving June 11<sup>th</sup>, for a total of six (6) housekeepers. Traci is very hopeful of one joining as late as July, and this worker would stay through October, this October period is critical as the Waterbury has been short workers when many J1's leave back to their country by the end of September. Current wages are \$11/hr housekeeping and \$12/hr front desk with an additional \$1/hr if they are experienced. The J1's stay at the Waterbury and they are charged \$200/mo for rent per person, the Waterbury has two room set aside for this. Dan recalled the two units used were foreclosures on former owners who didn't pay their quarterly fees. Traci this is important to keep the two units as J1 living quarters as Door County is getting very expensive to live and many J1 people cannot afford housing. This gives the Waterbury an edge in finding and keeping J1 help.

Picnic/Firepit area: Traci reported this process is slow and she must now attend a meeting of the Ephraim village board to answer any questions the Ephraim board may have.

#### **New Business:**

Pets in Garden Rooms: Rose indicated Al Stefan 206 wanted to revisit or ask the Waterbury to reconsider the Waterbury to be a 'Pet Friendly' hotel. Two owners said they would pilot the idea. Dan reported over 50% of the owners must vote yes for the Waterbury to allow pets (this would not include Service Dogs for the blind or for Doctor approved for mental health, this would not include 'mental health' dogs) Dan also sighted the possible publicity if someone had to be kicked out due to their dog. It should be noted we are only talking Dogs, not cats or rabbits or any other animal. **Dean made a motion to not change or reconsider the 'No Pets' current policy for three (3) years.** Dean's argument was this was researched and discussed at length a year or so ago, and the owners overwhelmingly voted no to such a proposal of pets, and substantial time was spent on this topic so there really should be no new evidence or reason to review this policy so soon. **This motion was seconded by Bill.** There was a discussion on the topic, and it was pointed out the owner had strong support for no pets. The only units this would affect would be the Garden units so dogs would have direct access to outside as those units are ground level. Only one (1) of the ground level units wanted pets. **The board passed the proposal unanimously.**

Annual Meeting and Social: Rose stated a few owners said they would attend the annual owners meeting if it was held in April (currently held in March). She presented to the board the possibility of moving the meeting to see if more owners would attend. Dan informed the board that 75% of the owners must vote in person or by proxy for such a date change to occur as this is a bylaw. Dan asked that Rose bring this up in the November meet and the board can discuss and vote as may be needed.

Room 109: The owner passed away and 109 is now under a new LLC and Ann Loperena is the new contact.

Room 107: formally Hammons was sold, the new owners are Lawrence and Mary Binder.

Current Condos for sale: 120, 205, and 219. These rooms are actively listed by a realtor. There may be other rooms for sale by owner and not through traditional realtor channels.

Agenda Completed 11:21.

This **Draft 2** Respectfully Submitted,

Dean Brandner, Board Secretary, Waterbury Inn