

Waterbury Inn Owners Association, Inc
Board of Directors Meeting Minutes
Saturday, November 12, 2022

Board Members

Board President:	Bill Niemiec	-112 & 215
Board Vice President:	Rose Mastricola	-104
Board Treasurer:	Chuck Frain	-203
Board Secretary:	Mike Gadsby	-122
Board Position:	Dennis Kapustka	-213
Owners Rep:	Mary Binder	-107
Owners Rep:	Sheri Mastalish	-210
Owners Rep:	D'Ann Jackson	-G01
Waterbury General Manager:	Chuck Naffier	

In attendance: Peter Jackson -G01, Tom Delahunt -109, Steve Stoffregen- 115, Jesse Spearo -214, Bob Olson -105, Nancy & William Fowle -114, Julie Voelker -207, Alex Bath -G04, Mary Budde -111, Jane Harberg -103, Inge Bacon, CPA

Call to Order and attendance:

9:03 call to order

Approval of Agenda: A motion to approve the agenda was made by Rose Mastricola and seconded by Dennis Kaptustka, unanimously passed.

Approval of the minutes: A motion to approve the minutes of the September 2022 Board of Directors Meeting was made by Mike Gadsby and seconded by Rose Mastricola, unanimously passed.

Financial Report/Status: (Chuck Naffier)

- a. It was noted that the October 2022 financials have been distributed via e-mail prior to this meeting.
- b. Chuck commented that estimates for unit window replacements by two different sources had just been made two days prior to this meeting. After receiving this information, a summary of the findings will be reviewed with a room by room evaluation. The board will decide how to effectively share this information via e-mail or the website portal page with the owners.
- c. Employee compensations were reviewed by Chuck Naffier and the board will review Chuck's recommendations for bonuses with final approval by the board by year end.

Communications/Owners' Concerns: (Rose Mastricola)

- a. It was noted that updates had/are being made to the Waterbury website for improved/new information and pictures and videos. Some areas particularly the non-public information on the owners' section still need be updated.
- b. Improved marketing sites and information sources are also being investigated.
- c. Rose raised questions about the handling of the owners' facebook page developed some time ago and wanted to review the value of this platform. It was determined that the owners will be made aware of this informational source and a final determination of its value will be reviewed at the April meeting.

Operation/Innkeeper's Report: (Chuck Naffier)

- a. Chuck submitted a completed Manager's Report for the November 12, 2022 meeting which is attached for review.
- b. Steve Stoffregen pointed out that the new room directories were a nice product and a big plus.

Committee (Review of Documents) Report: (Rose Masticola)

- a. Rose indicated that an appointment with a real estate attorney is scheduled for next week to review the information assembled by the document committee for legal evaluation. This review will be presented to the board of directors at the March meeting and plans to present any changes or new proposals will be presented to the owners for approval at the April meeting.

Old Business:

- a. Chuck Naffier informed the owners that the indoor pool is scheduled to be closed from 1/16 to 1/25 for maintenance.

New Business:

- a. Bill Niemiec indicated that three projects were scheduled for 2023 which include the following: indoor pool maintenance in January, hallway projects being handled by our on-site staff which will include painting of trim and unit doors, door peephole/spy glass installation, new room numbers, and new carpeting., and replacement of outdoor pool lights in the Spring.

January Agenda Items

- a. Bill indicated that the 2023 budget recommendations and election reviews will be planned at this point for the January 14, 2023 meeting.

Meeting adjourned at 10:43 am

Please Note:

**Website password for owner's is: h1mXZb5B
Meeting Minutes and other owner information is available on this site.**

Next Scheduled Meetings:

**January 14, 2023 (In Door County & via Zoom)
March 11, 2023 (BOD & Zoom only)
April 15, 2023 – Annual Owners' Meeting (In Door County & via Zoom)**

Respectfully Submitted

**Mike Gadsby
Board Secretary
Unit 122**

Attachment: General Manager's Report for November 12, 2022 BOD meeting