

Waterbury Inn Owners Association, Inc
Board of Directors Meeting Minutes
Saturday, January 13, 2023

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, Steve Stoffregen- 115, Jesse Spearo -214, Bob Olson -105, Nancy & William Fowle -114, Julie Voelker -207, Alex Bath -G04, Mary Lou Lager – 118, Gale Kramer - 202 Jane Harberg -103, Inge Bacon, CPA

Call to Order and attendance:

9:02 a.m. - 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 November 2022 Board of Directors Meeting was made by Dennis Kapustka and seconded by Rose Mastricola, unanimously passed.

Financial Report/Status: (Chuck Naffier)

- a. Financials have been completed and provided to the Board through December 31, 2022.
- b. 2023 budgeting will begin toward the end of January.
- c. Advanced reservations are ahead of any other time.
- d. Contact has been made with INTRAX for J-1 information for the 2023 summer staffing and video interviews will be established with potential candidates.
- e. Electronic billboards are up and running in metro areas and advertising will continue with WHLA, Ephraim Business Council and Destination Door.
- f. Chuck addressed concerns about higher electrical bills by explaining that winter deep cleaning has begun and carpet cleaning needs a heated environment to finish the drying process plus higher occupancy levels during the “off” season, and higher electric rates are some reasons for the possible increases. Many in-house housekeeping procedures have been established to try and conserve heat.
- g. On a very positive note, it was pointed out by Bill Niemiec that a Waterbury one bedroom studio unit recently sold and is scheduled to close next month for approximately \$90,000. This a strong indication that the market value of our units has strongly improved.

Communications/Owners' Concerns: (Rose Masticola)

a. Rose brought to the board's attention that an owner was interested in changing the bed size in one of the bedrooms in a two bedroom unit. It was determined that since the owner was willing to take responsibility for the cost of this change and the fact that Chuck would establish the product options available to the owner that the change would be accepted.

General Manager/Innkeeper's Report: (Chuck Naffier)

a. Chuck indicated that several projects were in progress including lighting improvements, indoor pool and hot tub repairs and other upgrades, and hallway improvements with painting, new tiling, trim, and carpeting.

b. Chuck is also investigating issues concerning bathroom venting fans. The existing systems are outdated and need to be replaced. New and better systems are being investigated.

c. Chuck also noted that an upgrade to our Cable TV/Internet Download/Upload Speeds is being made to allow us to use our security camera services on the property to a better advantage.

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

a. Rose reported that a very knowledgeable attorney with a respected firm had been obtained to review the information assembled by our document committee. Issues and changes that need to be made to our by-laws and property issues are being determined so they can be presented at our April Annual meeting.

Old Business:

a. Rose reported that transferring the administration of a facebook page is not as feasible as closing down the existing account and re-opening a new account which Sheri Mastalish has agreed to monitor. This site will be a social feature restricted to Waterbury owners.

New Business:

a. In April elections will be held for board and owners representative positions. The current board members up for reelection are Rose Marie Masticola and Mike Gadsby and the owners representatives up for reelection are D'Ann Jackson and Mary Binder. Anyone interested in running for a position must submit his or her biography to Chuck Naffier and Bill Niemiec by March 1, 2023.

March Board Meeting – Executive Session

a. Bill indicated that this meeting would include the directors, Chuck and Kathy Naffier, Inge Bacon, and owners representatives for review of the budget planning for the April meeting.

Agenda Items for April 15, 2023

a. The April Annual Meeting agenda will include the budget approval, elections, and approval of revised documents.

b. Bill Niemiec also confirmed that the quarterly special assessment that has been established will be kept in place in the next year.

April 15, 2023 Social

a. Rose Mastricola encouraged owners to attend the April social in person, if possible, to meet other owners and the staff and to see the changes and improvements that have been made at Waterbury.

b. It was noted, though, that if owners are unable to attend that an information packet will be provided to them by Chuck Naffier and zoom attendance will be available. Proxy voting will also be available to all owners. Please note that board positions cannot be voted on by proxy but designating a proxy is important so that a quorum can be established to vote on any legal document changes or other matters.

Meeting adjourned at 10:32 am

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

**Next Scheduled Meetings: 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**

Attachments: General Manager's Report for January 14, 2023 BOD meeting
2022.12 Monthly Performance Report, Waterbury
Advance Reservation Comps: 2018-2023