

Waterbury Inn Owners Association, Inc
Board of Directors Meeting Minutes
Saturday, June 10, 2023

Board Members

Board President:	Bill Niemiec	-112 & 215
Board Vice President:	Rose Mastricola	-104
Board Treasurer:	Chuck Frain	-203 (Absent)
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 Inn Innkeeper:	Chuck Naffier	

In attendance: Peter Jackson -G01, Mary Lou Lager -118, Steve Stoffregen- 115

Call to Order and attendance:

9:04 call to order

Approval of Agenda: A motion to approve the agenda with the Executive Session excluded was made by Dennis Kapustka and seconded by Bill Niemiec, unanimously passed.

Approval of the minutes: A motion to approve a draft of the minutes of the April 2023 Owner's Annual Meeting with a corrected update of attendees was made by Rose Mastricola and seconded by Mike Gadsby, unanimously passed.

Financial Report/Status: (Chuck Naffier)

a. Chuck submitted a GM Property/Financial/Operations Report as of June 10, 2023 for the past two months since the last report in April and briefly summarized some points.

Communications/Owners' Concerns: (Rose Mastricola)

None

Operation/Innkeeper's Report: (Chuck Naffier)

a. Chuck commented that a new front desk person has been hired and that we are in a really good place in staffing.

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

a. Declarations on hold/By-laws done.
b. Working on Rules and Regulations and assuring that they are legally compliant.
c. The Articles of Incorporation are archived
d. Working on the Owners Association Rental Agreement.
e. The committee on the Unit X situation continues to review this situation to determine a resolution.

Old Business:

- a. Replacement list being worked on by Dennis Kapustka.

New Business:

- a. It was noted by Chuck Naffier that the coin-operated laundry machines need to be replaced.

September Agenda Items:

- a. Review of documents.
- b. Budget discussion

Meeting adjourned at 9:51 am

Next Meeting: September 9, 2023 (In Door County & via Zoom)

Respectfully Submitted

Mike Gadsby

Board Secretary

Unit 122