

Waterbury Inn Owners Association, Inc
Board of Directors Meeting Minutes
Saturday, June 8, 2024

Board Members

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| Board President: | Bill Niemiec | -112 & 215 |
| Board Vice President: | Rose Masticola | -104 |
| Board Treasurer: | Sheri Mastalish | -210 |
| Board Secretary: | Mike Gadsby | -122 |
| Board Position: | Dennis Kapustka | -213 |
| Owners Rep: | Mary Binder | -107 |
| Owners Rep: | Chuck Frain | -203 (Absence noted to Vice President) |
| Owners Rep: | D'Ann Jackson | -G01 |
| Waterbury Inn Innkeeper: | Chuck Naffier | |

In attendance: Peter Jackson -G01, Steve Stoffregen- 115, Jon Wernquist -005, Gail Kramer -202, Bob Olson -105, Tim Hagen -002, Eric Spychalski -206

Call to Order and attendance:

9:05 call to order

Approval of Agenda: A motion to approve the agenda was made by Mike Gadsby and seconded by Sheri Mastalish, unanimously passed.

Approval of the minutes: A motion to approve the minutes of the April 2024 Owner's Annual Meeting was made by Sheri Mastalish and seconded by Rose Masticola, unanimously passed.

Financial Report/Status: (Chuck Naffier)

a. It was noted that all invoices are paid to date with the balance of the new furniture for the Great Room to be paid upon delivery.

b. One unit (#206) was sold in April 2024 to Erik & Becky Spychalski from Geneva, IL. Welcome to our new owners.

General Manager's Report: (Chuck Naffier)

- a. The installation of new patio carpeting for each unit has been completed
- b. An unexpected cost was incurred when a propane tank had to be replaced. The old tank was extracted and a new one was installed.
- c. The installation of the new carpeting in the Great Room and other areas was completed.
- d. Chuck commented that we are fully staffed and all JIs have been trained.
- e. With a strong staff presence, one night stays in the summer during the week has been opened up but still limited stays on the weekends remains in place.

Communications/Owners' Concerns: (Bill Niemiec/Rose Mastricola)

- a. In response to owner's inquiry, Chuck explained that the owners' May revenue deposits would be made on 6/10, the June deposits on 7/03 and the Quarterly Assessments would be due 7/11/24.
- b. One owner, Tim Hagen, noted that in his experience he felt that the Waterbury Inn was well run and that the meetings were well organized.
- c. Dennis Kapustka inquired whether the propane tank had to be registered and Chuck Naffier responded that he would confirm the necessity to do so with the village office.
- d. The installation of new playground was then discussed. A new set was ordered but then cancelled by the company for lack of installers. With this cancellation, there was a pause and a re-evaluation of our plan for the playground area. A new plan for the playground area is being considered which would provide a second fire pit area with grills which is an extremely popular feature. It was noted that we would still have more real estate to add a playground area, Pricing and drawings are being reviewed.
- e. Further ideas were discussed for other ways to enhance our facility for families and to enhance our reservations throughout the year.

Old Business:

- a. In addition to the agenda items already discussed under old business or communications, Chuck Naffier reviewed the updates on the patching and lines for the parking lot. Because of the busy season, a definitive cost factor has not been determined yet but will be pursued.
- b. A brief update on the Workman's Compensation Audit was also presented.
- c. Owners' Usage Policy was also brought up and reviewed. No changes were deemed warranted during our current active season but will be reviewed again at a later date.

Ongoing: How to Proceed with Unit X: (Rose Mastricola)

- a. It was determined that the first step was for Bill Niemiec to approach the current owner, George Burr, of Unit X and engage in a discussion of future interests and intentions.
- a. Several other ideas were expressed on available options to investigate pertaining to this and other adjacent properties. Until further specific facts and financial information is available, this matter will be under review.

New Business:

a. As mentioned earlier in the meeting, there will be a continued review of the 2nd Landscape/Fireplace/Grill Area Proposal.

September Agenda Items:

a. Carryover Unit X discussion added in addition to items on agenda.

Meeting adjourned at 10:27 am

Next Meeting: September 7, 2024 (In Door County & via Zoom)

Attachments:

Attachment A : General Manager's Report

Attachment B: Advanced Reservations Comps as of June 7

Note: Owners password on the website is: **h1mXZb5B**

Respectfully Submitted

Mike Gadsby

Board Secretary

Unit 122