

The Waterville Estates Village District Annual Meeting convened at the Summit Lounge on Saturday, April 15, 2023 at 9:00 am to act on the articles of this warrant.

Saturday, April 15, 2022

The Annual meeting was opened at 9:05 am by Moderator Jaime Oldmixon. Moderator Oldmixon indicated when recognized to speak, residents shall state their name and address.

Moderator Oldmixon led the Pledge of Allegiance.

Moderator Oldmixon mentioned the “1 voter, 1 vote” rule and that the most helpful way to cast your vote is to deposit your ballot, and yours alone, in the ballot box. Moderator Oldmixon introduced Jack Letvintchuk as the Deputy Moderator who would assist with any secret ballot votes.

Moderator Oldmixon moved Article #1.

Article #1: To choose one Commissioner for a three-year term, a Clerk for the ensuing year, and a Moderator for two years.

Discussion:

Jaime Oldmixon declared for Moderator for a two-year term. No other declarations.

Motion carried by majority vote.

Gerry Panuczak declared for Commissioner for a three-year term. No other declarations.

Motion carried by majority vote.

Ryan Timms declared for Clerk for the ensuing year. No other declarations.

Motion carried by majority vote.

Article #2: To see if the Village District will vote to raise and appropriate the sum of Two Hundred Sixty-Two Thousand Dollars and No Cents (\$262,000.00) for the purpose of the purchase and installation of materials related to the replacement of a 3,200 foot section of water main on Pegwood Road, and to authorize the issuance of not more than Two Hundred Sixty-Two Thousand Dollars and No Cents (\$262,000.00) of bonds or notes in accordance with the provisions of the Municipal Finance Act, RSA 33:1 et seq., as amended and to authorize the Waterville Estates Village District Board of Commissioners to issue, negotiate, sell and deliver said bonds and notes and to determine the rate of interest thereon and the maturity and other terms thereof; and to authorize the Waterville Estates Village District Board of Commissioners to apply for, obtain and accept federal, state or other aid, if any, which may be available for said project and to comply with all laws applicable to said project; and to authorize the

Waterville Estates Village District Board of Commissioners to take any other action or to pass any other vote relative thereto.

3/5ths (60%) vote required.

Notwithstanding the general obligation nature of the bonds and/or notes, this article will have an estimated tax impact of \$0.00 per \$1,000. This is intended to have a zero-tax impact as it will be funded by WEVD Water Department income.

Recommended by all WEVD Commissioners (3:0)

Moved: Terry Bennett

Seconded: Denise Bujalski

Discussion: Commissioner Panuczak spoke regarding the continuous work improving the water system and the strategic plan around the replacement of lines on Pegwood Road. Sean Tole (18 Ryan Circle) asked if this warrant would be paid from the Water Department Budget. Mr. Panuczak answered in the affirmative.

Moderator Oldmixon indicated that this warrant requires a paper ballot, and the ballot box would be open for one hour. Moderator Oldmixon and Assistant Moderator Letvinchuk distributed ballots. Voting on this article closes at 10:15 AM.

Article #3: To see if the Village District will vote to raise and appropriate the sum of One Million, Nine Hundred Seventy Thousand, Thirty-One Dollars and No Cents (\$1,970,031.00) for the general municipal operations of the Village District. This article does not include appropriation(s) contained in special or individual articles addressed separately.

Majority vote required.

The estimated tax rate for the Waterville Estates Village District, if it were all one taxing district, would total \$14.77. The amount will be apportioned between Campton and Thornton by NH Department of Revenue.

Recommend by all WEVD Commissioners (3:0)

Recommend by all Budget Advisory Committee members (5:0)

Commissioner Spinney detailed the budget development process, which consisted of combing line-by-line with the Budget Advisory Committee over a three-month period. Mr. Spinney commended the Budget Advisory Committee for their hard work and diligence in helping develop the proposed budget. Mr. Spinney detailed the changes and simplification to the Recreation Management Agreement (RMA), bringing \$400,000 in revenue over from the Waterville Estates Association (WEA), paid \$100,000 quarterly. Mr. Spinney indicated the Village District takes on approximately \$370,000 in recreation expenses under this new RMA. Mr. Spinney indicated this budget is for this year with minimal expenditures and recognizing continued assessment would need to occur for future budgets.

Moved: Ned McElroy

Seconded: Frank Marshall

Discussion: Stan Bujalski (11-2 Carey Circle) stated that he appreciated Mr. Spinney's remarks. Mr. Bujalski stated he was bothered by recreation expenses being paid by taxes and, though he appreciates the work being done by the current WEA Board of Directors, he would like to see more of the recreation expenses paid by the HOA. Mr. Bujalski indicated he was in favor of this warrant article. Mr. Panuczak stated the Village District has formed an Improving Amenity Profitability Committee to enhance revenue, cut costs, and improve profitability and the the committee will address those concerns in the future. Harry Bertino (27 Condo Rd Unit 10) asked if any budgeted expenditures are paid to district officials. General Manager Ron Beard stated the 3 Commissioners, Moderator, Treasurer and Clerk receive stipends that are budgeted. Mr. Bertino asked if any district officials would be contracted to do work on water, roads, or facilities. Commissioner Spinney stated no and that is not in the budget. Mr. Bertino further stated the Village District already has the authority to generate recreation programs to bring in revenue and offset taxes. Frank Marshall (67 David Thompson Drive) stated WEA has forwarded 90% of dues to the district via the RMA and day pass funds now go to the Recreation Fund. Mr. Marshall stated the WEA Board recognizes the need to find additional revenue streams to continue offering recreation opportunities. Mr. Bertino stated the district has a greater ability to generate revenue to assist with reducing taxes and dues. Mr. Tole stated he saw a Zoning and Planning line item in the budget. Commissioner Spinney stated he did not recall that line item. Commissioner Patti stated the only reference to Zoning and Planning was a DRA form with \$0 allocated in 2023. Mr. Tole stated he believed approximately \$30,000 was spent on the Planning Board Master plan in 2022. Ms. Patti stated the Commissioners did authorize an expenditure from the consulting fee line of the 2022 budget for Municipal Resources Inc. (MRI) to provide expert assistance to the WEVD Planning Board. Mr. Marshall stated the revenue generation gameplan is WEVD and WEA working in tandem toward the common goal of profitable revenue generation.

Motion carried by majority vote (50 yea, 0 nay).

Article #4: To see if the Village District will vote to raise and appropriate the sum of Six Hundred, Sixty-Eight Thousand, Three Hundred Fifty-Seven Dollars and No Cents (\$668,357.00) for the purpose of interdepartmental water department operations, said funds to come from Water Fees, Rates and other charges in the Water Fun, with an offset of Twenty-Four Thousand Dollars and No Cents (\$24,000.00) from the 2022 WEVD Water Department Fund surplus, consisting of Water Rates, Fees, and other charges.

Majority vote required.

This article will have an estimated tax rate impact of \$0.00 per \$1,000 of valuation as it will be funded by income from the Water Fund.

Recommended by all WEVD Commissioners (3:0)

Commissioner Panuczak stated the Water Budget underwent the same methodology as the general budget, working line-by-line for months. If approved, the water rates would likely result in an 11% reduction in May 2023. Mr. Panuczak stated this budget does not include those capital improvement projects that the District is seeking Federal or State monies to fund.

Moved: Sean Tole

Seconded: Stan Bujalski

Discussion: Mr. Bertino asked for clarification regarding billing. Ms. Allison Smith, Water Department Administrator, stated billing is typically May 1, but due to a software upgrade and the requirement to schedule a hearing, the schedule will likely shift into early May. Mr. Bertino stated the Water Ordinance changed and he is seeking clarity on billing being covered under differing ordinances. Commissioner Patti stated none of the changes in the ordinance affected the billing. Mr. Bertino stated the Federal Occupancy Standard should be in the ordinance. Commissioner Patti stated she appreciated the input. Bob Winters (14 Campton Mountain Road) asked if this article authorizes water meters for residential homes. The Board of Commissioners stated it does not. Ms. Smith stated there are no current plans to purchase additional meters for residential use.

Motion carried by majority vote (42 yea, 0 nay).

Article #5: To see if the Village District will vote to raise and appropriate One Hundred Fifty Thousand Dollars and No Cents (\$150,000) for the purpose of paving of Village District Roads. This appropriation is not included in the main operating budget Article #3.

Majority vote required.

The estimated tax rate impact of this article for the Waterville Estates Village District, if it were all one taxing district, would total \$1.43 per \$1,000 of valuation. This amount will be apportioned between Campton and Thornton by NH Department of Revenue.

Recommended by all WEVD Commissioners (3:0)

Recommended by all Budget Advisory Committee members (5:0)

Commissioner Spinney stated the Roads Department has a plan to pave roads as needed, but this would go to the most necessary paving. Mr. Spinney further stated this article would cover paving Pegwood if Article #2 passes. If Article #2 fails, this article would cover paving of prioritized roads.

Moved: Terry Bennett

Seconded: Stan Bujalski

Discussion: Mr. Marshall asked whether paving would include the entire road or just hills. Commissioner Spinney stated future planning may dictate whether we pave the entirety of a road or not. Mr. Marshall added the WEA Board is available to discuss participating in funding road work, as has been done historically. Commissioner Panuczak stated that the Water and Roads Committee's recent focus has been on water, but now that the water issues have tempered, the focus can shift to addressing roads, with a 20-year plan to pave all roads. Mr. Tole asked if there is an effort to compel the towns of Campton and Thornton to take ownership of additional roads. Commissioner Patti stated that those roads that meet town standards have been turned over. Other roads have been done so via town warrants. Mr. Bertino stated CIF funds can be used for private roads. Mr. Bujalski stated there may be some roads that can be transferred to the respective towns and the Water and Roads committee is

actively investigating that possibility. Scott Salloway (110 Snowood Drive) asked if the \$1.43 per \$1,000 is in addition to the operating budget impact. Commissioner Spinney affirmed it is in addition.

Motion carried by majority vote (47 yea, 1 nay).

Article #6: To see if the Village District will vote to raise and appropriate the sum of Fifty-Eight Thousand, Six Hundred Dollars and No Cents (\$58,600.00) for the purpose of capital improvements to Village District Municipal buildings/assets. Improvements to include the purchase of maintenance equipment, replacement of the ATV (safety issues), Fire Pump Suppression upgrades, security and entry key system upgrades, pool covers, repairs to indoor pools, deck supplies and repair, fencing, and ski lift electrical upgrades. This appropriation is not included in the main operating budget Article #3.

Majority vote required.

The estimated tax rate impact of this article for the Waterville Estates Village District, if it were all one taxing district, would total \$0.56 per \$1,000 of valuation. This amount will be apportioned between Campton and Thornton by NH Department of Revenue.

Recommended by all WEVD Commissioners (3:0).

Recommended by all Budget Advisory Committee Members (5:0)

GM Ron Beard stated this article would cover a lot of areas. The ATV is utilized year-round and is no longer serviceable. Pool covers would save on energy and water. Decking at the Mountain View Lounge and the Ski Lodge both need repair.

Moved: Maureen Patti

Seconded: Dave Spinney

Discussion: Stephanie Cram Kiernan (140 Hodgeman Hill Road) asked if the keyless entry security system would allow member access to the gym facilities. Mr. Beard stated that would likely be an option during business hours but could explore additional access possibilities. Heidi Provencher (Richardson Trail) asked if solar power has been considered. Mr. Beard stated he has actively researched solar for electricity and will look at solar as an alternative to the pool heating system. Ms. Kiernan asked if a salt water system would be considered for pools. Mr. Beard stated he would explore that.

Motion carried by majority vote (47 yea, 1 nay)

Article #7: To see if the Village District will vote to raise and appropriate the sum of Seven Thousand Dollars and No Cents (\$7,000.00) for the purpose of purchasing a backup generator for the public works building. This appropriation is not included in the main operating budget Article #3.

Majority vote required.

The estimated tax rate impact of this article for the Waterville Estates Village District, if it were all one taxing district, would total \$0.07 per \$1,000 of valuation. This amount will be apportioned between Campton and Thornton by NH Department of Revenue.

Recommended by all WEVD Commissioners (3:0).

Recommended by all Budget Advisory Committee members (5:0).

GM Ron Beard stated there is no backup power source currently. All but 1 plow truck is diesel, and in a power outage we would not be able to get fuel, nor would the heating system work at the Public Works building.

Moved: Maureen Patti

Seconded: Gerry Panuczak

Discussion: None.

Motion carried by majority vote (49 yea, 0 nay).

Article #8: To see if the Village District will vote to raise and appropriate the sum of Twenty-Nine Thousand Dollars and No Cents (\$29,000.00) for the purpose of making repairs to Municipal Buildings. Improvements to include remodeling of the old shop and addition, constructing outdoor chemical storage, repairs to the community center, and repairs to the return terminal building at Campton Mountain. This appropriation is not included in the main operating budget Article #3.

Majority vote required.

The estimated tax rate impact of this article for the Waterville Estates Village District, if it were all one taxing district, would total \$0.28 per \$1,000 of valuation. This amount will be apportioned between Campton and Thornton by NH Department of Revenue.

Recommended by all WEVD Commissioners (3:0).

Recommended by all Budget Advisory Committee members (5:0).

GM Ron Beard stated the building at the DPW Yard is in disrepair and this warrant would allow repairs to ensure its functionality as a repair facility for the fleet, as well as storage areas. Repairs at the community center would alleviate leaks that can occur during rainstorms. Repairs at the lift shack are needed and it may be possible to add a new window that will improve visibility for staff, allowing the lift to be operated with greater efficiency (one less employee). Mr. Beard stated the addition of walls to the existing concrete pad below the deck near the adult pool would allow storage of chemicals outside rather than inside the facility where District employees are located.

Moved: Richard Mayo

Seconded: Terry Bennett

Discussion: None.

Motion carried by majority vote (48 yea, 0 nay)

Article #9: To see if the Village District will vote, pursuant to RSA 31:19-a, II, to discontinue the Park and Public Recreation Purpose Expendable Trust Fund (also referred to as the account for Friends of Campton Mountain) held in trust by the Town of Campton Trustees of Trust Funds. Established in 2021 as Warrant Article #15, this fund has a \$100 balance from when the fund was established. The \$100, with any accumulated interest to date of withdrawal, will be transferred to the Village District's Treasurer upon closing of this fund.

Majority vote required.

Recommended by all WEVD Commissioners (3:0).

Commissioner Patti stated this warrant is the final step in resolving the Trust Fund.

Moved: Maureen Patti

Seconded: Gerry Panuczak

Discussion: Ms. Kiernan stated there are many ways to generate revenue and she is willing to help bring money in to keep the costs down. Commissioner Panuczak recommended participation in the Improving Amenity Profitability Committee.

Motion carried by majority vote.

Clerk Ryan Timms indicated the time for Article #2 had expired. Harry Bertino motioned for a 10-minute recess. Sean Tole seconded. The meeting was in recess for 10 minutes to allow for the counting of Article #2 ballots.

10:29 AM session resumed.

Article #2 carried by majority vote (52 yea, 2 nay)

Article #10: To see if the Village District will vote to voice an advisory opinion that the Village District should explore consider the purchasing and installing of residential water meters in all WEVD residential units using Water Department income.

Recommended by two of three (2:1) WEVD Commissioners. Commissioner Patti stated this article asks whether this community wants residential water metering to be a District responsibility -- to have a vendor install residential water meters on all residences through a project funded by the District (bond) -- or do homeowners prefer to install meters at their homes independently. Ms. Patti explained that the existing Water Ordinance provides for moving the community to meters but provides for starting with an estimated usage rate. This article would allow the District to explore how to accomplish the installation of meters in all residences which can be metered and how to fund the project. If Warrant Article #10 is approved today, the Commission would bring Article(s) to future Annual Meetings for the voters to decide on proposed funding of the project.

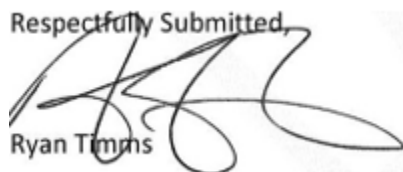
Moved: Gerry Panuczak

Seconded: Stan Bujalski

Discussion: Ms. Provencher asked whether a savings has been made by those that have already installed. Ms. Provencher also stated that \$80,000 in damage occurred due to improper installation on Richardson Trail. Commissioner Patti stated we cannot get adequate data to set the rate for billing for actual usage until many more meters are installed. Dick Mayo (42 Taylor Drive) stated this article has been modified from its initial proposal which had a monetary component. Commissioner Panuczak stated the warrant originally included the language of a 20-year bond of approximately \$1.1 million once paid off. Mr. Panuczak stated this is a philosophical question of whether this community wants to continue with the current rate or move to metered rates. Mr. Bertino asked about the “bedrooms plus 1” in the ordinance. Mr. Panuczak stated it is included in the water ordinance and is based on the tax card. Commissioner Patti stated the article is asking if the community wants to move to metered billing. Commissioner Patti stated the billing is based on an estimating tool of “bedrooms plus 1” based on the tax card. Dave Paradis (Bell Valley Road) stated that every dollar (raised through taxes) that is spent by the District should go into the water system. The water system should be improved, and not spend money on meters. Mr. Winters stated putting water meters in all residences will be difficult, especially as it pertains to the various condos. Mr. Tole stated that he would be in favor of a flat rate where 80% went to infrastructure and 20% to usage. Mr. Bertino stated a capital reserve fund could have been done to accomplish this. He further stated the “bedroom plus 1” issue is discriminatory. Nancy Perlmutter (59 Snowood Drive) stated it is not uncommon for a single meter to be installed for a multi-residence building, that each unit is billed based on square footage, and does not believe it is an obstacle to prevent if the community moved toward meters. Lev Zarakovich (34 Campton Mountain Road) asked if the District was responsible for the installation of meters would they be insured. Commissioner Spinney said the due diligence would be done to ensure so with a single contractor. Ms. Perlmutter stated with her new home build she was required to install a meter and a Water Department inspection occurred to make sure there were no issues like those experienced on Richardson Trail. Mr. Paradis commented that meters would need to have continuous inspections that will only cost more.

Motion failed with a clear majority opposing the article.

Harry Bertino motioned to adjourn the Annual Meeting. Bob Winters seconded. Meeting adjourned 10:55 AM.

Respectfully Submitted,

Ryan Timms

Clerk

Waterville Estates Village District

