

Waterville Estates

The inhabitants of the District/Precinct of Waterville Estates in the state of New Hampshire qualified to vote in District/Precinct affairs are hereby notified that the Annual District/Precinct Meeting will be held as follows:

Date: April 24, 2021

Time: 9:00 AM

Location: 562 Winterbrook Road Campton NH 03223

Details: Meeting will be located at the tennis courts behind the Community Center

GOVERNING BODY CERTIFICATION

We certify and attest that on or before April 10, 2021, a true and attested copy of this document was posted at the place of meeting and at 562 Winterbrook Road and that an original was delivered to the Commissioners.

[illegible]



Article 01 To choose two commissioners for a three-year term,

To choose one commissioner for a three-year term, one for a one-year term, treasurer for a three-year term and a clerk for the ensuing year

☐ Yes ☐ No

Article 02 Outdoor Courts - Option One

To see if the Village District will vote to raise and appropriate the sum of Two Hundred Thousand Dollars and No Cents (\$200,000) (via 5-year financing) for the purpose of renovation of both batteries of outdoor racket courts and the outdoor basketball court. The recovered courts will consist of : 1) Upper Court Battery: new asphalt base pad, new net post, new fencing and multipurpose court surface to include 1 tennis, 2 pickleball. 1 full basketball. 1 badminton; 2) Lower Court Battery: a new asphalt base pad or membrane, new net posts, new or repaired fencing and new court surfacing to include 2 regulation tennis courts. The existing Basketball Court will be rebuilt to provide a half court with a new asphalt base pad, new hoop system, new walkway with wood fencing and improved drainage. This article is non-lapsing until December 31, 2025. This article is a special warrant article per RSA 32:7 VI. Commissioner recommended

☐ Yes ☐ No

Article 03 General Municipal Operations

To see if the Village District will vote to raise and appropriate the sum of One Million Four Hundred Twenty-Eight Thousand One Hundred Nineteen Dollars and No Cents (\$1,428,119.00) for general municipal operations. Ten Thousand two hundred forty-four dollars and no cents (\$10,244.00) from the unreserved fund balance. This article does not include appropriation contained in special or individual articles addressed separately.

Commissioner recommended Yes

☐ Yes ☐ No

Article 04 Interdepartmental Water Department

To see if the Village District will vote to raise and appropriate the sum of Three Hundred Forty Thousand Eight Hundred Eight Dollars and No Cents (\$340,808) for the interdepartmental water department operations, with an offset of One Hundred Seven Thousand Three Hundred Fifty-One Dollars and No Cents (\$107,351) from water fees and other charges, Two Hundred Thirty Thousand Four Hundred Fifty-Seven Dollars and No Cents (\$213,457) to come from the unreserve fund balance. This article does not include appropriation contained in special or individua; articles addressed separately. Commissioner Recommended

☐ Yes ☐ No



Article 05 Roads Deferred Maintenance and Improvements

To see if the Village District will vote to raise and appropriate the sum Twenty-Five Thousand and No Cents (\$25,000) for the purpose of roads infrastructure deferred maintenance and improvements. This article is non-lapsing until December 31, 2025. This Article is a special warrant article per RSA 32:3VI and RSA 32:7VI. Commissioner Recommended

☐ Yes ☐ No

Article 06 District Facilities Improvements and Maintenance

To see if the Village District will vote to raise and appropriate the sum of Twenty-Five Thousand Dollars and No Cents (\$25,000) for the purpose of District facilities improvements and maintenance. This article is non-lapsing until December 31, 2025. This article is a special warrant article per RSA 32:3 VI (d) and RSA 32:7 VI. Commissioner recommended

☐ Yes ☐ No

Article 07 Outdoor Court - Option Two

To see if the Village District will vote to raise and appropriate the sum of Seventy-Five Thousand Dollars and No cents (\$75,000) for the purpose of a renovation of 1 battery of outdoor racket courts and the outdoor basketball court. The renovated courts will consist of Upper Court Battery: new asphalt base pad, new fencing and multipurpose court surface to include one tennis, two pickleball, one badminton. The existing Basketball Court will be rebuilt to provide a half court with a new asphalt base pad, new hoop system, new walkway with wood fencing and improved drainage. This article is non-lapsing until December 31, 2025. This article is a special warrant article per RSA 32:7 VI Commissioner recommended

☐ Yes ☐ No

Article 08 Ski Lift Tower Safety Catwalk

To see if the Village District will vote to raise and appropriate Seventy-Two Thousand Dollars and No Cents (\$72,000) for the purpose of installing safety equipment (CATWALK) on Ski Lift Towers to come from the unreserved fund balance. This article is non-lapsing until December 31, 2025. This article is a special warrant article per RSA 32:3 VI (d) and RSA 32:7 VI.

☐ Yes ☐ No

Article 09 Air Circulation, Campton Mountain Ski Lodge Adding

To see if the Village District will vote to raise and appropriate the sum of Forty-Five Thousand Dollars and no Cents (\$45,000) for the purpose of modifying the air handling system to provide fresh air to come from unreserved fund balance. This article is non-lapsing until December 31, 2025. This article is a special warrant article per RSA 32:3 VI (d) and RSA 32:7 Vi. Commissioner recommended

☐ Yes ☐ No



Article 10 Water Intrusion Repair

To see if the Village District will raise and appropriate the sum of Thirty-Five Thousand Dollars and No Cents (\$35,000) for the purpose of repairing damage from water intrusion into areas including the main electrical panel room underneath the hot tub inside the Community Center and create ADA access to a hot tub/spa inside the Community Center pool area to come from the unreserve fund balance. This article is non-lapsing until December 31, 2025. This article is a special warrant article per RSA 32:3 VI (d) and RSA 32:7 VI. Commissioner recommended

☐ Yes

☐ No

Article 11 Air Circulation, Community Center (Code Required)

To see if the Village District will raise and appropriate Thirty Thousand Dollars and No Cents (\$30,000) for the purpose of replacing the Make Up Air System require to maintain code-required fresh air supply in the Community Center as originally designed, to come from the unreserved fund balance. This article is non-lapsing until December 31, 2025. This article is a special warrant article per RSA 32:3 VI (d) and RSA 32:7 VI. Commissioner recommended

☐ Yes

☐ No

Article 12 Road Sand/Salt Storage Structure

To see if the Village District will raise and appropriate the sum of Twenty Thousand Dollars and No Cents (\$20,000) for the purpose of constructing a storage structure at the Service Yard to house sand/salt to reduce leaching, to improve operations, and minimize equipment damage. This article is non-lapsing until December 31, 2025. This article is a special warrant article per RSA 32:3 VI (d) and RSA 32:7 VI. Commissioner recommended

☐ Yes

☐ No

Article 13 To Elect the Trustees of Trust Fund for the Town

To see if the Village District will vote pursuant to RSA 31:31, to elect the Trustees of Trust Funds for the Town of Campton to hold in custody and administer gifts, trust, and other charitable contributions received by the Village District consistent with the purpose for which they were received. Commissioner recommended

☐ Yes

☐ No

Article 14 To Adopt Provisions of RSA 31:19

To see if the Village District will vote to adopt the provision of RSA 31:19 providing that any Village District at an annual meeting may adopt an article authorizing indefinitely, until specific rescission of such authority, the commissioners to accept, without any further action of the Village District, trusts, gifts, legacies, and devises made to Waterville Estates Village District for the establishment of parks and any public recreation purposes of the Village District

Commissioner Recommended Yes

☐ Yes

☐ No



WARRANT

Article 15 To Establish a Park and Public Purpose Expendable

To see if the Village District will vote to establish a Park and Public Recreation Purpose Expendable Trust Fund per RSA 31:19-a, for the purpose of funding recreational activity within the Village District with One Hundred Dollars and No Cents (\$100) to come from Waterville estates Association; further, to name the Commissioners as agents to expend from said fund.
Commissioner recommended

☐ Yes

☐ No

Article 16 Including Vote Tally

To see if the Village District will vote, pursuant to RSA 32:5, V-a and RSA 40:13, V-a, to require that all votes on recommendations on budget items or warrant articles by the Board of Commissioners and Budget Advisory Committee SHALL be recorded votes and the numerical tally of such votes shall be printed in the warrant next to the affected warrant article. Commissioner recommended

☐ Yes

☐ No

Article 17 Include Tax Impact

To see if the Village District will vote, pursuant to RSA 32:5, V-b, to determine by the Board of Commissioners, SHALL contain a notation stating the estimated tax impact of the article.
Commissioner recommended

☐ Yes

☐ No

Article 18 Disband the Budget Advisory Committee

To so if the Village District will vote to disband the Budget advisory or otherwise
Commissioner not recommended

☐ Yes

☐ No

Article 19 To Change the Language in Warranty Deed for Campton

To see if the Village District will vote to add the following language to the warranty deed recorded with the Grafton County Registry of Deeds in Book 3707, Page 0260-0265, known collectively to be Campton Mountain, Campton Mountain Lodge, and all recreational infrastructure such as ski lifts, lighting and other accessories installed on the premises, "Waterville Estates Association, and/or its successor(s), retains the full and absolute authority to unilaterally reclaim its right, title, and ownership of the herein described premises without cause and at any time it so chooses"
Commissioner not recommended

☐ Yes

☐ No



WARRANT

Article 20 ACCEPT all WATERVILLE ESTATES ASSOCIATION CIF CONT

To see if the Village District will vote to accept all Waterville Estates Capital Investment Fund (CIF) contributions, real assets, and/ or labor to any and all improvements, additions, and modifications of any Waterville Estates Village District property as the Waterville Estates Association sees fit. Any and all improvements, additions, and modifications will be the property of WEA until such time as the residents of Waterville Estates Village District vote to accept ownership of the improvements. Any incremental cost to insure said improvements, additions, and modifications will be paid by the Waterville Estates Association on a pro-rata basis until such time as the assets are accepted by the Village District
Commissioner not recommended

Yes

No

Article 21 To change the language in warranty deed for the co

To see if the Village District will vote to add the following language to the warranty deed recorded with the Grafton County Registry of Deeds in Book 1751, Pages 0476, 0477, and 0487, known collectively to be the Community Center Building, Swimming Pool, Tennis Courts, Pond and adjoining land. "Waterville Estates Association, and/ or its successor(s), retains the full and absolute authority to unilaterally reclaim its right, title, and ownership of the herein described premises without cause and at any time it so chooses"
Commissioner not recommended

Yes

No

Article 22 To mandate all District Committees, have equal representation

To see if the Village District will vote to mandate that all Village District committees be composed of equal representations (+/-1) of both village district residents and non-resident village district homeowners
Commissioner not recommended

Yes

No

Article 23 For the Village District to accept donations for the benefit of The Friends of Campton

To see if the Village District will vote to accept any money, real asset, or labor donated to the Village District for the benefit of the Friends of Campton Mountain. This determination will prevail until such time as it is rescinded by a vote of the Village District voters
Commissioner not recommended

Yes

No



Article 24 To mandate all Village District meetings be conduct

To see if the Village District will vote to mandate that all village district commissioner and/ or committee meetings be 1. Conducted after the hour of 5 pm Monday through Friday or between the hours of 8 am and 12 pm on Saturday, 2. Available via Zoom or another, comparable audio/ video platform, 3. Recorded electronically for audio and video, and 4. Recordings are to be conspicuously posted on the Waterville Estates website no later than 24 hours after each meeting
Commissioner not recommended

Yes

No

Article 25 To allow use of Village District land and/or water

To see if the Village District will vote to allow the use of any Village District lands and/or waterways to facilitate the installation of snowmaking equipment at Campton Mountain or elsewhere as deemed appropriate by Waterville Estates Association
Commissioner not recommended

Yes

No

Article 26 Create a committee to lobby legislators to permit

To see if the Village District will vote to establish a committee whose purpose is to lobby the NH State Legislature to change election laws in NH in order to permit voting on village district budgets and elections of village district officials by all homeowners in village districts within NH. The committee's composition is to be five members, three of whom must be non-resident homeowners in Waterville Estates Village District. The committee members are to be elected by Village District residents

Yes

No