

# WATERVILLE ESTATES VILLAGE DISTRICT ANNUAL REPORT 2021



*JOHN FORSYTH  
46 LIBERTY LANE*

*FIRST PLACE WINNER  
OF THE FIRST ANNUAL PHOTO CONTEST*

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## **Waterville Estates Village District**

### **Commissioner 2021 Report**

Commissioner highlights from calendar year 2021:

- 1) The Waterville Estates Village District (WEVD) and Waterville Estates Association (WEA) have entered into a modified Recreation Management Agreement, and created a new contract, the Administrative Services Agreement. These documents clearly establish the relationship between the two governing bodies, including responsibilities of each party, services provided by each party, and financial arrangements binding the parties. The new agreements will be posted as soon as practical on Village District and Association websites, and copies will be available for pickup at the Community Center. We would like to thank all individuals involved in the creation of these important documents, as they will guide the governing bodies as we enter the new budget year.
- 2) The boilers in the Community Center were replaced in 2021. Four high efficiency boilers replaced the existing system, and the closed system was recharged with glycol to prevent corrosion and freeze. This is an important first step in upgrade of all HVAC systems at the Community Center.
- 3) The District had not adopted many required policies and procedures that guide operations. This Commission has spent countless hours developing and adopting such, which include Right to Know Compliance, Road Construction, Plowing and Maintenance of District Roads, Municipal Record Keeping, and others.
- 4) The District adopted a Water Ordinance. This ordinance is an important step to separate the Water Department affairs from the general municipal budget as required by the state of New Hampshire. The initial adoption included a rate schedule based on number of bedrooms, and work continues to install metering and convert to usage billing. The Water Department and its Enterprise Fund stand alone as is the case in other municipalities throughout the state.
- 5) The Annual Meeting approved the Tennis and Basketball Court rebuild project. This project now has funding sources, and vendors have been identified to perform the work. This is an important step toward improving this highly used recreation asset.
- 6) Upon beginning the process of re-commissioning the ski area, it was determined that the ski area lighting was not working, and when an electrician was brought in it was found that the system was not in compliance with code guidance from the state. With that, WEVD and WEA worked collaboratively to reconstruct the lighting system for the rope tow area. This work included trenching and burying wires, and replacement of lights with LED high efficiency lights. The balance of the ski area lighting has been disconnected, and will be addressed following the winter season. We would like to thank all individuals involved in this project.
- 7) The pumps in both of the wells for the water system have been replaced. This important maintenance was overdue, and with its completion, the sourcing of our municipal water should be reliable for upcoming years. We will create a routine inspection and replacement schedule, and build the costs into future budget years. We would like to thank all individuals involved in this important project.
- 8) Backflow preventers have been installed in the pump house, and permits obtained to allow for limited snowmaking using the municipal water supply. This is a first step toward a more independent snowmaking operation that is planned for 2022. More to come on this project.

9) The Budget Advisory Committee has interviewed department leads in an effort to determine needs in 2022 and beyond. The draft 2022 budget will be presented to the Commission in January 2022, followed by budget hearings and Annual Meeting Warrant Article hearings. It is important to note the following identified deferred items that will need funding and community support in the upcoming budget years:

- a) HVAC – the heating and air conditioning systems in both the Community Center and Ski Area Lodge are in need of redesign and upgrade. Immediate needs have been addressed with the boiler replacement, however, much is yet to be done.
- b) Water – There are several pressing infrastructure needs such as the improvement to and enlargement of the Sunset Tank, pumps, and pump house, possibly moving the treatment facility from the ski area to a more accessible location, and the placement and creation of an additional well to supply future needs of the community. The District will seek state and federal funds to help cover these costs and/or secure low interest loans to replace and repair system components – some of which are more than fifty years old.
- c) Buildings – There are many outstanding building needs that must be budgeted for and completed in the upcoming years including the following: replacement of corroded heating pipes at the Community Center, the replacement of two spas at the Community Center, ADA accessibility improvements at the Community Center, repair and maintenance of a significant number of out-buildings that are scattered across the Community Center Complex, repairs to the exterior of the Community Center, correct drainage issues around Community Center foundation, and maintenance/repairs to the pools at the Community Center.
- d) Roads – Both paved roads and gravel roads wear out with use. In addition to a plan to repave all existing paved roads to maintain them, a plan is being developed to pave all community road surfaces over a twenty year window. In order to complete this initiative, while continuing to maintain existing surfaces, a considerable amount of capital will be required.
- e) Ski Area – As previously mentioned, the balance of the ski area lighting will have to be replaced and brought into code compliance, the 70-year-old ski lift will need replacement at some point in the not-too-distant future, the current lift towers need a reapplication of corrosion protection, and the snowmaking system will need to be upgraded for two purposes – to eliminate the reliance on community drinking water and to expand to cover the entire mountain.
- f) Service Yard Salt Shed – Costs for construction of a salt shed at the service yard will be higher than what the community set aside in the 2021 warrant article. The project requires additional expenditure to be planned for in 2022.
- g) Service Yard – The service yard will undergo some remediation – the heating oil tank that leaked has been replaced and clean-up of the spilled heating oil is scheduled -- and, after further review by our chosen consultant, there may be a need for additional expenditures for remediation and cleanup of the entire service yard and abutting wetlands.
- h) Vehicles need to be replaced on a regular basis. The Ford 550 plow vehicle is at end of life and needs replacement in 2022.

- 10) We will be introducing in February 2022, an HMO plan for full-time employees offered by New Hampshire Health Trust, replacing the existing catastrophic plan. This improvement in health care coverage for the eleven (11) eligible employees will have an offsetting reduction in the proposed budget. We want to thank those responsible for working with New Hampshire Health Trust to make this greatly improved plan a reality for our valued employees.
- 11) We will be introducing the new website [www.waterville-estatesnh.gov](http://www.waterville-estatesnh.gov) in the early part of calendar 2022. This new web platform will enable additional transparency in communication of Village District information in a timely and easy to use manner. We would like to thank all those involved in this transition.

2021 has been a challenging year, marked by significant change and improvement at the Village District. Although the list of continued needs seems daunting, we will work with staff and dedicated volunteers to develop plans for addressing the needed maintenance and repairs. We will apply ourselves to accomplish those plans and improve our District assets. The Commissioners would like to thank all of the staff, volunteers, consultants, and vendors for all that we have accomplished in 2021. These efforts do not go unnoticed and continue to guide us to be a sought-after community for living, investment, and recreation.

Respectfully Submitted

Maureen Patti, Commission Chair

John Herlihy, Commissioner

Gerry Panuczak, Commissioner

# Waterville Estates Village District

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“The noblest motive is the public good” (façade San Diego County Building)

2021 was an eventful year for the Waterville Estates Village District. The Covid pandemic continued to challenge the ability of the District to provide services by disrupting programs, operations and staffing. It also impacted the payments to the Village District from the Waterville Estates Association under the old Recreation Management Agreement. A settlement of outstanding 2020 payments and a new Recreation Management Agreement were agreed upon to alleviate some of the cash flow issues the Association had with the old Agreement. The District also reached an agreement with the Association for an Administrative Services Agreement to better define roles and to budget appropriately. With these new agreements in place a closer relationship can develop between the Association and District based upon the legal parameters to which both are constrained.

In February the District entered into an agreement with Municipal Resources, Inc. (MRI) to provide administrative and managerial support. John Scruton was assigned by MRI as the lead consultant to assist the District. When General Manager Corey Smith took leave in June, John Scruton’s role expanded to become Interim General Manager. After it became clear that Corey Smith was not returning, the Commission entered an agreement with MRI to assist with the search for a replacement. That search is ongoing and should result in selection of a new General Manager in March or April of 2022.

The District recognized the need to develop a new means of funding the water department. A new ordinance and rate structure was adopted in August 2021 that shifts the expenses from the tax rate to a user-fee basis. Since the majority of the water expenses are overhead, this included a charge for all lots who can benefit from water being available. This removes the tax rate subsidization of the water department.

Taxes continue to subsidize recreation through substantial investments in infrastructure and maintenance. The fees and charges going into the Revolving Recreation Fund are insufficient for recreation to be self-sustaining.

The Commission formally adopted many written procedures in 2021 to better standardize operations and ensure the tax money that is collected is used efficiently and wisely.

The District has faced difficulty retaining and hiring qualified employees, similar to the rest of the nation. To reduce turnover a number of part time positions were made full time; raises were given to key employees based on competitive market rates; and starting wages were raised to hire good employees.

I wish to thank our hard-working elected officials, volunteers and employees for 2021 as we all work to make the Waterville Estates Village District a great place to live, work, and play.

John Scruton, Interim General Manager

**2022 VILLAGE DISTRICT  
OFFICIALS and STAFF**

**Commissioners**

John Herlihy	Term Expires 2023	Campton	NH
Gerald Panuczak	Term Expires 2022	Campton	NH
Maureen Patti	Term Expires 2024	Thornton	NH

**District Clerk**

Ryan Timms	Term Expires 2022	Campton	NH
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**Deputy Clerk**

Ellen Witt	Term Expires 2022	Campton	NH
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**Treasurer**

Robert Deifenbach	Term Expires 2024	Campton	NH
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**District Moderator**

Matthew Smith	Term Expires 2021	Campton	NH
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**Interim District Manager**

John Scruton	Hired by Commission	Campton	NH
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**Assist. District Manager**

Judy Kinney	Hired by Commission	Plymouth	NH
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**District Employees**

**Roads & Water**

Stephen Baert	Roads/Water	Hired by Manager	Campton	NH
Isaac Masters	Roads	Hired by Manager	Campton	NH

**Infrastructure Maintenance**

Shawn Pelchat	Hired by Manager	Campton	NH
Ian Archer	Hired by Manager	Plymouth	NH
Wayne Hewes	Hired by Manager	Thornton	NH
Ryam MacDonald	Hired by Manager	Campton	NH

**District Accounting Staff**

Patricia Lindblom	Hired by Manager	Thornton	NH
Allison Smith	Hired by Manager	Campton	NH
Maura Gelderman	Hired by Manager	Bristol	NH

**Rec. Fund Staff**

**Rec Accounting Staff**

Erin Hershey	Hired by Manager	Campton	NH
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**2022 VILLAGE DISTRICT  
OFFICIALS and STAFF**

**Cleaning Staff**

Rayn MacDonald	<i>Supervisor</i>	Hired by Manager	Campton	NH
Kelsey Toolin		Hired by Manager	Ashland	NH
Benjamin Demers		Hired by Manager	Campton	NH

**Front Desk Staff**

Terri Tole	<i>Supervisor</i>	Hired by Manager	Campton	NH
Amy Ballou		Hired by Manager	Campton	NH
Cheryl Toolin		Hired by Manager	Thornton	NH
Shaelyn King		Hired by Manager	Plymouth	NH
Thomas Cox		Hired by Manager	Plymouth	NH
Noha Mauchly		Hired by Manager	Plymouth	NH

**Bar Staff**

Tiffany Royea	Food & Bev Manager	Hired by Manager	Thornton	NH
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**Supporting Staff**

Christopher Bilotti		Hired by Manager	Plymouth	NH
Alexis Daughen		Hired by Manager	Campton	NH
Jasmine Tewsbury		Hired by Manager	Campton	NH

**Kitchen Staff**

Tracy Duffy	<i>Head Chef</i>	Hired by Manager	Campton	NH
Cayden Tewsbury		Hired by Manager	Campton	NH
Kale Benton		Hired by Manager	Thornton	NH

**Ski Lifties**

Jaime Oldmixon	<i>Lift Ops</i>	Hired by Manager	Campton	NH
Jason Ryszczyk		Hired by Manager	Plymouth	NH
Peter Gibney		Hired by Manager	Plymouth	NH
Samual Wilson		Hired by Manager	Campton	NH
Thanos Boulukos		Hired by Manager	Plymouth	NH
Zachary Hunter		Hired by Manager	Plymouth	NH

**Ski Patrol**

Andrew Bell		Hired by Manager	Campton	NH
Thomas Duffield		Hired by Manager	Campton	NH

## ADVISORY COMMITTEE & BOARD

ADA  
Accessibility  
Comm

Jackie Herlihy  
**CHAIR**

Joseph Feiner  
Trina Luczkow  
Maureen Patti

Records  
Committee

**CHAIR**

Ryan Timms  
Anthony Patti  
Ellen Witt  
Terry Bennett

Budget Advisory  
Committee

Mark Canfield  
**CHAIR**

Rob  
Diefenbach  
Denise Bujalski  
Ned McElroy  
Gerry Panuczak

Rob  
Diefenbach  
Maureen Patti

Snowmaking  
Advisory  
Committee

Mark O'Hara  
**CHAIR**

Rick LeBlanc  
Andy Erickson  
Mike Hering  
Chris Winkler  
Jaime  
Oldmixon  
Charles  
Goodhue  
Scott van  
Raaltem  
Gerry Panuczak

Outdoor Courts  
Comm

Dave Ketcham  
**CHAIR**

Richard Mayo  
Bruce Marks  
Maureen Patti

Planning Board

Mark Canfield  
**CHAIR**

Rick LeBlanc  
Dave Spinney  
Ned McElroy  
Ryan Timms  
Michael Palm  
Gerry Panuczak

Water Master  
Plan & Roads  
Committee

Jaime  
Oldmixon  
**Co-CHAIR**  
Terry Bennett  
**Co-CHAIR**  
Stan Bujalski  
John Herlihy

## **WATERVILLE ESTATES VILLAGE DISTRICT ANNUAL MEETING**

### **MODERATORS' RULES OF PROCEDURE**

Unless changed by the voters at the Annual Meeting, the Moderator will use the following Rules of Procedure to conduct the respective Meetings:

1. The Moderator will not follow Robert's Rules. The Moderator will use the following general rules of procedure, whose main purpose is to keep the meeting moving, and not get bogged down in procedural quagmires.
2. By majority vote, the voters can overrule any decision that the Moderator makes and any rule that the Moderator establishes. A voter can raise such a request by Point of Order.
3. The Moderator will take Articles in the order that they appear on Warrant unless the Moderator announces the intent to take Articles out of order.
4. The Moderator will accept motions to waive reading each warrant article. The legislative body may later request specific warrant articles be read. All amendments will be read by the Moderator after seconded and prior to the vote.
5. The Moderator will consider each Article, as follows:
  - a. The Moderator will announce the Article number. The Moderator will read the full text of the Article based on bullet 4.
  - b. The Moderator will recognize a member of the Board of Commissioners or the petitioner (if a petitioned Article) to move the adoption of the Article.
  - c. If the Motion is seconded, the Moderator will recognize a member of the Board of Commissioners or the petitioner to explain the Article.
  - d. The Meeting will debate and then vote on the Article.
6. Everyone who speaks must use a microphone so they can be heard. (The Moderator will announce the location of the microphones in the Meeting room.) If a voter is unable to reach one of the stand-up microphones, the voter should raise his/her hand and one of the hand-held microphones will be provided.
7. No one may speak unless he or she has the floor.
  - a. No one may have the floor unless recognized by the Moderator.
  - b. Except for Points of Order, the Moderator will not recognize speakers unless they are standing at or holding one of the microphones.
  - c. Each speaker must provide his/her name and address.
  - d. Even if a voter does not have the floor, a voter may speak to raise a Point of Order, to challenge a Moderator's ruling, or to overrule the Moderator.
8. The Moderator will allow only one motion on the floor at a time. There are two exceptions to this rule:

- a. A voter may raise a Point of Order at any time, and
  - b. If a voter has the floor, the voter may make
    - i. A motion to amend the pending motion, or
    - ii. A motion to Call the Question
9. The Moderator will not accept negative motions, which are motions that require a “no” vote to vote in the affirmative such as “I move that we not adopt the budget.”
10. Motions to Call the Question limit debate and require a 2/3 vote. If passed, these motions stop debate on a motion. However, all those voters who are standing at a microphone or holding a microphone, and anyone seated at the head table who has previously told the Moderator that he/ she wishes to speak on the Motion will be allowed to speak. In addition, the Moderator shall have the right to refuse to recognize a Motion to Call the Question, if, in the Moderator’s opinion, the voters have not yet had an adequate opportunity to discuss an issue.
11. Non-voters may not speak at the Meeting without the permission of the voters except, the Moderator will allow non-resident Village officials and consultants or experts who are at the Meeting to provide information about an Article to speak, but only on technical matters related to the issue. This might include the Village Attorney, General Manager or Assistant General Manager, as examples.
12. All speakers must be courteous and must speak to the issues, not any individual or group of individuals. Each member of the legislative body has a right to speak for themselves and not have their testimony biased by comments made by others, whether specific or general. The Moderator will not allow personal attacks or inappropriate language.
13. If any person behaves in a disorderly manner, and after notice from the Moderator, persists in such behavior, or shall in any way disturb the meeting, or willfully violate any rule of proceeding, the Moderator may have a police officer, or any legal voter of the town, remove such person from the meeting. (RSA 40:8). A first warning shall be provided. On second warning, the meeting shall be recessed and the disorderly party will be asked to confer with the Moderator and Patrol Officer assigned to the meeting. Only one more warning shall be provided, the third and last. One a fourth offense, the individual shall be removed. This process will ensure order, while maintaining the integrity and diversity of the legislative body.
14. All questions and comments should be addressed to the Moderator. The Moderator will choose who responds to the questions.
15. With the exception of initial presentations on Articles which the Moderator requests be limited to five (5) minutes, all speakers in debate will be limited to three (3) minutes.
16. Each speaker may only speak once until everyone has spoken.
17. The Moderator may determine the method of voting except as determined by law. However, any voter who doubts the accuracy of any non-counted vote may require the Moderator to determine a vote by a counted show of hands or counted standing vote.
18. Any vote on a note or bond issue of over \$100,000 must be voted on by secret ballot. In the case of a vote requiring a ballot box to remain open for a statutory time period, ballots will have been provided by the Supervisors of the Checklist along with your voter card. A voter may place ONLY their ballot in the ballot box. Any voter depositing more than one ballot will disqualify the vote and the process will start over. ONE VOTER = ONE VOTE. In addition, any three (3) voters may require that the vote on any Article or question be by secret ballot. To do so:

- a. All three (3) voters must be present and identified, and
- b. The request must be presented in writing to the Moderator prior to the end of debate on the Article or question.
- c. When the secret ballot vote is called, ALL voters shall remain seated and hold up their voter card. Once you receive your ballot, lower your card, remain in your seat, and fill out your ballot. Then remain in your seat until a Moderator's Assistant comes by with a ballot box. If the ballot box is returned to the Moderator's podium and you have not cast your ballot, stand, raise your voter card and call for a Point of Order.

19. Motions to reconsider an Article may only be made immediately after the vote on the Article, and may only be made by a voter who voted on the prevailing side of the vote to be reconsidered. However, the following limits may apply to the reconsideration of an Article:

- a. **Mandatory Restriction:** In accordance with RSA 33:8-a, if a motion to reconsider a ballot vote on a bond issue of over \$100,000 passes, the Article cannot be reconsidered until a reconvened Meeting that is at least seven (7) days after the original vote. With respect to bond votes, the restriction on reconsideration automatically applies without the need for the Meeting to vote for it.
- b. **Optional Restriction:** Voters may postpone reconsideration of any Article at this Meeting by voting to restrict reconsideration of the Article in accordance with RSA 40:10. If the Meeting passes such a motion, then the Article cannot be reconsidered until a reconvened meeting held at least seven (7) days after the date of the original vote.

**Reminder:** Since any rule of the Moderator or decision of the Meeting can be reversed or changed at any time prior to the end of the meeting by a majority vote of the Meeting, there is no rule that can be adopted that can absolutely prevent the reconsideration of an Article.

20. The Moderator may vote on all Articles. However, the Moderator plans to vote only in three (2) instances:

- a. To break a tie
- b. To make a vote a tie vote if a motion the Moderator opposes would otherwise carry by one (1) vote.
- c. On any secret ballot vote, where the Moderator's vote will not bias the vote of the assembled legislators.

21. The Moderator will provide for a comfort break recess of 15-minutes every two hours and between Warrant Article votes. The meeting will not be recessed while a Warrant Article is being considered. You must check back in with the Supervisors of the Checklist on returning to the meeting.

22. If the Meeting is not finished after 6 hours, the Moderator will recess the Meeting to a future date and time certain.

Matthew H. Smith, Waterville Estates Village District Moderator

## **WATERVILLE ESTATES VILLAGE DISTRICT ANNUAL MEETING**

### **VOTERS' RIGHTS AND RESPONSIBILITIES**

Every Voter is responsible to:

1. Recognize that the Meeting is a legislative assembly where voters gather together to conduct business, and that the Moderator has volunteered to preside over the Meeting to bring order to the process.
2. Review the Village Report in advance of the Village Meeting.
3. Seek answers to any questions that you have from the appropriate Village officials in advance of the Meetings. Attend informational sessions to learn the background of significant proposals and to ensure meaningful debate at the Meeting including Budget Hearings.
4. Become familiar with the Rules of Procedure for the Meetings which are published in the Village Report.
5. Give the Moderator fair warning if you would like to do anything out of the ordinary, like present slides or use alternative rules of procedure.
6. Arrive early enough for the Meetings to allow sufficient time to check in and find a seat.
7. Be courteous to all officials, presenters, and other voters.
8. Avoid personal attacks and inappropriate language.
9. Understand that occasional problems are to be expected when presenting information to or managing the movement of large numbers of voters, and be patient and courteous with officials and other voters when they occur.
10. Be aware that since any rule of the Moderator or decision of the Meeting can be reversed or changed at any time by a majority vote of the Meeting, there is no rule that can be adopted that can prevent reconsideration of an Article. Restricting reconsideration can only postpone the second vote to a reconvened meeting held at least seven (7) days after the date of the original vote.
11. Remember that if the Moderator cancels a Meeting due to inclement weather, the decision will be communicated via the Village website, the Public Notice Board in front of the Community Center, and Constant Contact email system.
12. Help the Meeting to promptly complete the business on the warrant.
13. Speak on every Article by approaching a microphone or by requesting a hand-held microphone, unless debate has been limited by a successful Motion to Call the Question.
14. Request the Meeting to overrule the Moderator or to change the Rules of Procedure, as follows:
  - a. Seek to be recognized by saying "Mr./Ms. Moderator, I have a Point of Order", and
  - b. Once recognized by the Moderator, proceed to state your request or make your Motion.
15. Request that any Article or question be acted upon by secret ballot, as follows:

- a. A minimum of three voters who are present and identified at the Meeting must make the request in writing; and
- b. The written request must be presented to the Moderator prior to the end of the debate on the Article or question.

16. Request the Meeting to postpone the reconsideration of an Article at the Meeting until a future Meeting, as follows:

- a. At any time after the Article has been voted upon, seek to be recognized at a microphone by the Moderator.
- b. Once recognized by the Moderator, say "Mr./Ms. Moderator, I move that the Meeting restrict consideration of Article \_\_, in accordance with NH RSA 40:10."
- c. NOTE: Voters need not vote to restrict reconsideration of any ballot vote on a bond issue over \$100,000 because State law provides that the reconsideration vote may not be held until an adjourned Meeting that is at least seven (7) days after the date of the Meeting.

Matthew H. Smith, Waterville Estates Village District Moderator

WATERVILLE ESTATES VILLAGE DISTRICT

ANNUAL MEETING

April 24, 2021



Attendees: John Herlihy, Maureen Patti, Gerry Panuczak, Matt Smith (Moderator), Ellen Witt (Deputy Clerk), Nicholas Midolo (Village Counsel), Corey Smith (General Manager), Judy Kinney (Assistant General Manager), Andrea Canfield, David Paradis, Mark Canfield (Deputy Moderator), Denise Bujalski

Guests: See Voters List and Sign in Sheets

Handouts: 2021 Waterville Estates Village District 2020 Annual Report, Meeting Minutes from 2020 Annual Meeting, 2021 Warrant Article DRA Form

Called to order: The Moderator called the meeting to order at 9:14 AM. He summarized the procedure for voting, by holding up Resident cards and that the Deputy Moderator will be assisting with counting votes. He also advised that Andrea Canfield, Assistant Moderator, would be managing the portable microphone, to be used for Points of Order. He said Petitioners and/or Authors of Warrant Articles should use the standing microphone in front of the Moderator's podium. He introduced Denise Bujalski and David Paradis as Assistant Moderator.

Pledge of Allegiance.

Meeting Rules: The Moderator read the Moderators' Rules of Procedure aloud.

The Moderator stated that Warrant Article 7 may need to be postponed to allow for the statutory process of Warrant Article 2 as the ballot box for must be kept open for an hour.

**Warrant Article 1- To Choose Two Commissioners, Treasurer, and Clerk:** The Moderator read Article 1 aloud. *"To choose one commissioner for a three-year term, one for a one-year term, treasurer for a three-year term, and clerk for the ensuing year."* The Moderator indicated, as was Village tradition, to elect Officers in reverse order, starting with the Clerk and ending with the Three-Year Commissioner Term.

**Clerk:** The Moderator asked any candidates to declare themselves. Ryan Timms declared himself for the position. The Moderator called for discussion. There was none. The Moderator called for a vote. **The Moderator declared Ryan Timms elected Village Clerk by a clear majority.**

**Treasurer:** The Moderator asked any candidates to declare themselves. Rob Diefenbach declared himself for the position. The Moderator called for discussion. Mr. Canfield stated that he has worked with Mr. Diefenbach and that his work has invaluable to the process and we are in a much better position. Mr. Panuczak also attested to the invaluable work Mr. Diefenbach is doing. The Moderator called for a vote. **The Moderator declared Rob Diefenbach elected Village Treasurer by a clear majority.**

MS

**One year term for Commissioner:** The Moderator asked any candidates to declare themselves. Gerry Panuczak and Terri Tole declared. Point of Order (POO:); Mr. Tole asking why there was a change with regard to a candidate running for a term different than the one they are currently serving. The Moderator answered that there is no statutory limit on a position a person can run for, it is their right to run for the position of their choosing and Mr. Panuczak has chosen to run for the one-year Commissioner term. **Ned McElroy requested a secret ballot and presented to Moderator the requisite three signatures: Ned McElroy, Rebecca McElroy, and Joan Smith held up their voter cards.** The Moderator invited statements from the candidates. Mr. Panuczak said that he was appointed in October of 2020 and that since he has been working on Planning Committee, Budget Advisory Committee, and Snowmaking Committee and asked for support. Terri Tole talked about the past problems of the two organizations working together and that she hoped to act as a bridge for the two groups and to work on the RMA. She said she wants to get on with work we need to do to keep community moving. The Moderator called for discussion. There was none. The Moderator called for a vote. POO: Mr. McElroy said that it was discussed that correct spelling of names was not a requirement for ballot consideration and that this had been discussed with Village counsel. The Moderator confirmed that was correct. Voting and counting proceeded.

**Three-year term for Commissioner:** The Moderator said to move things along, we would proceed to the business of three-year term for Commissioner. He asked for candidates to stand and declare themselves. Maureen Patti was the only candidate to declare and she was invited to speak. Ms. Patti stated that she was appointed in November of 2020 and that it has been a privilege to serve this community and to continue to see through the changes that are necessary to the effective running of Waterville Estates Village District. She said that a consultant had been brought in to assist the staff with smooth operations and administration, and she is working to avoid litigation and conflicts with state of New Hampshire agencies. She said her goal is to work with WEA and for all citizens. POO: Mr. Tole asked how someone can run without resigning. The Moderator consulted with Village counsel. The Moderator answered that officers are sworn in after the adjournment of this meeting, so there is no overlap. An officer's term ends at the adjournment of this meeting. The newly elected officers term begins when the officer is sworn in. The Moderator called for a vote. **The Moderator declared Maureen Patti elected by a clear majority.**

**Warrant Article 2- Outdoor Courts – Option One:** The Moderator read Article 2 aloud. *“To see if Waterville Estates Village District will vote to raise and appropriate the sum of Two Hundred Thousand Dollars and No Cents (\$200,000.00) (via 5-year financing) for the purpose of renovation of both batteries of outdoor racket courts and the outdoor basketball court. The renovated courts will consist of: 1) Upper Court Battery: new asphalt base pad, new net posts, 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 surface 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 12/31/2025. This article is a special warrant article per RSA 32:7 VI.”* The Moderator stated that, per statute, this vote would be by secret ballot and the ballot box would be held open for a minimum of one hour. He indicated the lockable ballot box would be used for Warrant Article 2. The Moderator stated that, per statute, this Article could not be reconsidered at this session of the legislative body, but if reconsidered it must be in a noticed meeting at least seven days after the adjournment of this meeting.

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**Warrant Article 1- Commissioner for One Year Term: 44 votes for Gerry Panuczak, 41 votes for Terri Tole. The Moderator declared Gerry Panuczak was elected by majority vote.**

**Warrant Article 2- Outdoor Courts – Option One (continued): A Motion to consider Article 2 was made by Maureen Patti, seconded by Anthony Patti. Richard Mayo was recognized as having a Motion to Amend.** Commissioners were asked to speak to the Warrant for five minutes. Ms. Patti invited Mr. Mayo, a member of the Courts Committee, to present. He stated that he has been a member of the committee since 2017 and that in order to gauge the interest for court improvements in the community, a survey was administered and resulted in 68% of the community would partake more if the courts were in better shape. Many hours have been spent in evaluating the condition of the courts and they were not maintained as they should have been. The purpose of the warrant is to have multi-use courts as well and to keep the one-half basketball court which is good for children to play on so parents can keep an eye on them while at the POO:l. **Richard Mayo made a motion to amend the Warrant Article changing the year after which the Article would lapse from 2025 to 2022. Maureen Patti seconded.** Ms. Patti explained the reasoning for the change is that it is a five year note but the money needs to be spent and we are looking to do it by the end of 2022. She went on to say that it needs to be done while the bids are still good. The Moderator opened the floor for discussion. Mr. McElroy asked what the costs of the note would be. Mr. Diefenbach answered \$4,500-5,000 in interest, \$40,000 plus interest for five years and that it would cost \$225-226,000. Mr. McElroy asked for total costs and said that there had been a number of \$300,000 mentioned. Mr. Mayo said that the full cost of the Warrant was \$200,000, that \$45,000 had been allocated in the 2019 budget and a commitment of \$65K had been dedicated to the courts by the Waterville Estates Association. Mr. McElroy asked if the \$200,000 to be borrowed would affect future borrowing. Mr. Diefenbach answered that it would be outstanding debt. The Moderator added that it will reduce our borrowing power that is currently just below \$1 million. Mr. McElroy continued saying that there are so many repairs that are vital and asked if it would be prudent to move this to another time. He said the people offering the Warrant should approach the Association and leave our borrowing at the one million mark. Mr. Spinney said we should do this and that this community is about recreation, there is a safety liability on these courts and that people have made a huge commitment and its why this community is here. He said people use it, it has lived its life, and now we need to repair it. Ms. Tole stated making the community attractive to renters is important as a way to not raise taxes. She said we need to attract renters so we don't have to raise taxes and she did not think people understood how important that is. She believes this is a prudent use of money. She said the Association could take money from CIF but that is intended to be used for snowmaking which is more important than the courts right now. She said that maybe CIF could be used to reduce the note, if that was legal, but she could not be sure. Mr. Slattery said that we know it is \$200K this year and we don't know what costs we are kicking down the road if we wait and that it would be a small tax implication. Mr. Bertino said that because of drainage issues, frost heaves are the problem for the upper courts and that we should make the courts as good as they can be. He said he comes here every day and doesn't see the demand that there used to be. The Moderator asked for any other comments regarding the amended Article. Mr. McElroy said that he agrees with all said, that there is a liability. He said there is an option that will not affect taxes, to have the Association finance the work. He said the entire population should be asked if they want it. The Moderator asked for a vote by card to accept amendment put forward by Mr. Mayo. **The Moderator declared amendment passed by clear majority.**

**Warrant Article 1-(continued) POO: Ryan Timms made a motion to close Warrant Article 1 for reconsideration. Ned McElroy seconded. The Moderator called for a vote. The Moderator declared the motion to restriction reconsideration passed by clear majority.**

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**Warrant Article 2- Outdoor Courts – Option One (continued):** Moderator reread the amended Warrant Article aloud and called for a vote and the ballot box was opened at 10:33 AM. *“To see if Waterville Estates Village District will vote to raise and appropriate the sum of Two Hundred Thousand Dollars and No Cents (\$200,000.00) (via 5-year financing) for the purpose of renovation of both batteries of outdoor racket courts and the outdoor basketball court. The renovated courts will consist of: 1) Upper Court Battery: new asphalt base pad, new net posts, 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 surface 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 12/31/2022. This article is a special warrant article per RSA 32:7 VI.”* He indicated that the ballot box would be closed at 11:34 AM. Voting proceeded. POO: Mr. Canfield raised the point that the statute calls for each voter to place one vote into the box. It had been evident that ballots were aggregated and put into the box and thus, this is not a clear and clean vote. The Moderator agreed that the vote was defective and there must be a revote and this could be done again with a different color ballot with someone checking at the ballot box. POO: Mr. Bertino said that at least 7 people left to go to the rest rooms. The Moderator stated that because the ballot box is open for an hour, they would have time to return and cast a ballot. POO: Mr. Mayo asked that the first vote be tallied because some people may have left after the first vote. The Moderator acknowledged that one vote by one person was not part of his instruction to the body, it was not spelled out, and that the first vote was defective. The Moderator added that if citizens have left the meeting, they can return as long as they check back in with the Supervisors of the Checklist. All are free to contact people about the impending revote to invite them back if they have left the meeting for good. The statute states that this can be reconsidered after 7 days, so if there is concern that voters left, a citizen can make a motion to reconsider the Warrant Article. POO: Ms. Young said that if I leave a ballot box open, how do you know who has or has not voted. She further stated people can come and go; how do you track it. The Moderator consulted with Village counsel. The Moderator returned saying that these are all good points and counsel has noted that we must make sure there is no voter fraud. He went on to say that Assistant Moderator David Paradis will stand at box and you will sign your name and he will verify with Supervisors of the Check List. POO: Ms. Tole stated that she was concerned that a glut at the ballot box was a problem given Covid restrictions. She asked if we can provide another method to collect votes at the ballot box. The Moderator consulted with Village counsel. The Moderator explained the new process for voting. He directed the legislative body to queue up around the perimeter of the tent, at the barrels (tent weights) for social distancing, lining up for the Supervisors of the Check Lists. Voters would show their Resident cards to the Supervisors and they would be given a ballot and checked off the lists. Keeping their card and their ballot clearly visible in hand, they would go directly to the ballot box and cast their vote. The Moderator stated that this was a secret ballot and the ballot box was opened at 11:00AM. (Clerk’s note: Per the video recording the ballot box was open at 10:51AM.) POO: Mr. Bertino asked if we were asking people to reveal their vote. The moderator responded that they did not have to show their vote, but did need to display the ballot and their voter card.

The Moderator called a recess at 11:04AM for 15 minutes. He asked that people check back in with the Supervisors of the Checklist when they return and that we would reconvene at 11:20AM

The Moderator called the meeting back to order at 11:20 AM. The Moderator announced that the ballot box for Warrant Article 2 would be closed a little after noon.

**Warrant Article 3 – General Municipal Operations:** The Moderator read Article 3 aloud. *“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.”* **Maureen Patti made a motion to consider, John Herlihy seconded.** Mr. Herlihy stated that every item on this budget has been scrupulously reviewed and that all Commissioners have analyzed and reviewed it. **POO:** The Moderator stated people needed to be recognized to speak. The Moderator opened it to the floor for comment. There were no comments or discussion. The Moderator called for a vote. **The Moderator declared the Warrant passed by a clear majority.**

**Warrant Article 4- Interdepartmental Water Department.** The Moderator read Article 4 aloud. *“To see if the Village District will raise and appropriate the sum of Three Hundred Forty Thousand Eight Hundred Eight Dollars and No Cents (\$340,808.00) for the interdepartmental water department operations, with an offset of One Hundred Seven Thousand Three Hundred Fifty-One Dollars and No Cents (\$107,351.00) from water fees and other charges, Two Hundred Thirty Thousand Four Hundred Fifty-Seven Dollars and No Cents (\$213,457.00) to come from the unreserve fund balance. This article does not include appropriation contained in special or individual articles addressed separately.”* **Maureen Patti made a motion to consider, seconded by John Herlihy.** Mr. Herlihy explained that this concerned a strategic water plan for the community. He referenced a matching grant of \$20,000, that WEVD was awarded from the State of New Hampshire. He said this was just at the cusp of a reliable and dependable water system, it is a start to a sustainable water system. Mr. Zulli said that the warrant reads \$230,000 and that \$213,000 is in parenthesis. **Al Zulli made a motion to change the written amount to \$213,457, it was seconded by Loren Bennett.** The Moderator asked for discussion from the floor. There was no discussion so the Moderator called for a vote on the amendment. **The Moderator declared the motion to amend passed by a clear majority.** Mr. Bertino asked what are the fees and how are they collected. He also asked what is the impact on each home. Mr. Herlihy answered \$200. Mr. McElroy stated the correct amount is actually \$202 and that looking forward we are looking for a different process. The Moderator asked the legislative body to stay on the matter at hand, we cannot speak to the future here. Mr. Herlihy then added that the water fee is \$213 and that \$200,000 is collected. Mr. Bertino asked where the other money is coming from. The Moderator answered from the Unreserved Fund Balance to get to the \$340,808, citing the math. The Moderator read the warrant article as amended. *“To see if the Village District will raise and appropriate the sum of Three Hundred Forty Thousand Eight Hundred Eight Dollars and No Cents (\$340,808.00) for the interdepartmental water department operations, with an offset of One Hundred Seven Thousand Three Hundred Fifty-One Dollars and No Cents (\$107,351.00) from water fees and other charges, Two Hundred Thirteen Thousand Four Hundred Fifty-Seven Dollars and No Cents (\$213,457.00) to come from the unreserve fund balance. This article does not include appropriation contained in special or individual articles addressed separately.”* Mr. Slattery said the sum of the numbers did not add up to \$340,808. The Moderator asked the Commissioners for a response. Mr. Oldmixon pointed out that the difference was the \$20,000 match grant. The Moderator called for a vote. **The Moderator declared the Warrant passed by a clear majority.**

**Warrant Article 5- Roads Deferred Maintenance and Improvements:** The Moderator read Article 5 aloud. *“To see if the Village District will vote to raise and appropriate Twenty-five Thousand Dollars and No Cents (\$25,000.00) for the purpose of roads infrastructure deferred maintenance and improvements. This article is non-lapsing until 12-31-2025. This article is a special warrant article per RSA 32:3 VI (d) and RSA 32:7 VI.”* The Moderator stated that this was not a Capital Reserve Fund

and that unspent money would revert to the Unreserved Fund Balance at the end of the non-lapsing period. He stated that this money was committed to the stated purpose and could not be transferred. **Anthony Patti made a motion to consider which was seconded by John Herlihy.** The Moderator asked a Commissioner to comment. Mr. Herlihy stated that this was to maintain and repair the roads and that it was not comprehensive. He said more evaluation needs to be done to qualify for more matching grants and programs. The Moderator opened the floor to discussion. Mr. Tole said that segregating \$25,000 for a purpose that cannot be touched for anything else was a bad idea. He gave an analogy to home improvement budgeting. He said if I have money for a roof and something else goes wrong, then I have the option to use those funds and we should be able to shift the money if necessary. The Moderator called for a vote. **Vote 44 yea, 14 nay. The Moderator declared the Warrant passed by majority vote.** POO: **Ned McElroy made a motion to restrict reconsideration. Harry Bertino seconded.** The Moderator called a vote. **Vote 32 Yea, 21 Nays. The Moderator declared the restriction passed by majority vote.**

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**Warrant Article 6-District Facilities Improvements and Maintenance:** The Moderator read Article 6 aloud. *"To see if the Village District will vote to raise and appropriate Twenty-five Thousand Dollars and No Cents (\$25,000) for the purpose of District facilities improvements and maintenance. This article is non-lapsing until 12-31-2025. This article is a special warrant article per RSA 32:3 VI (d) and RSA 32:7 VI."* The Moderator stated that this was not a Capital Reserve Fund and that unspent money would revert to the Unreserved Fund Balance at the end of the non-lapsing period. He stated that this money was committed to the stated purpose and could not be transferred. **Anthony Patti made motion to consider, it was seconded by Ned McElroy.** Mr. Herlihy spoke to what the money could be used for like roofing or siding. The Moderator called for discussion. There was none. The Moderator called for a vote. **The Moderator declared the Warrant passed by a clear majority.**

**Warrant Article 7:** The Moderator stated that consideration of Article 7 would be tabled until after Article 17 since the ballot box for Warrant Article 2 was still open. He stated that if Warrant Article 2, passes, Article 7 would likely be defeated.

**Warrant Article 8 – Ski Lift Tower Safety Catwalk:** The Moderator read Article 8 aloud. *"To see if the Village District will vote to raise and appropriate Seventy-Two Thousand Dollars and No Cents (\$72,000.00) for the purpose of installing safety equipment (CATWALKS) on Ski Lift Towers, said sum to come from the unreserved fund balance. This article is non-lapsing until 12-31-2025. This article is a special warrant article per RSA 32:3 VI (d) and RSA 32:7 VI."* **Maureen Patti made motion to consider, it was seconded by Anthony Patti.** Mr. Panuczak spoke to the importance of this for safety issues for staff and that implications with regard to replacing the tower have been considered. Mr. Tole asked if the catwalks being considered were transferable to new towers that might be needed in the future. Ms. Patti answered yes, they are transferable. Mr. Tole asked if alternatives have been looked at. He went on to say that other ski areas have other solutions and that \$72,000 is very expensive. He said alternatives that cost less should be looked at. Mr. McElroy asked if the Village operates under OSHA standards. The Moderator stated that OSHA does not apply to municipalities. Mr. McElroy asked are we doing it safely now if we were under OSHA. Mr. Herlihy stated that we do have a Safety Committee and was not sure if enough time had been spent. Mr. C. Smith said that it is not a mandate, but that it is recommended by the state. Mr. Panuczak said that the situation is that we have one person on that job that goes out, sometimes at night, alone. Mr. Murphy said that he has skied many other areas as well as here. He asked if in our 50 years, have we had an incident or injury or any exposure that has to be covered by insurance. Mr. Herlihy said this is to prevent any injuries, safety is the issue here. Mr. Murphy asked if there was any compelling reason for us to do this, like recorded injuries and/or do they have these towers at other ski areas. **Mr. Bertino petitioned for secret ballot with a**

total of four signatures exceeding the requisite three signatures: **Harry Bertino, Al Zulli, Jim Murphy, and Arnold Goodman held up their voter cards.** Mr. Bertino asked for the number of units on the water system. Ms. Kinney answered 548. Stephanie Kiernan asked how many people do we have compared to Waterville Valley. She asked if we can keep costs down with other support, not towers alone. Ms. Tole said that cat walks do not solve the problem of being alone on the towers. Mr. Spinney asked if we vote no, then that \$72,000 goes back into the Unreserved Fund Balance. The Moderator answered if the Article passes it comes out if not it stays in. Mr. Diefenbach stated that the Unreserved Fund balance was estimated at \$1,300,000 and we are still working with the auditor. Mr. Bujalski said that we need to be proactive, many of these comments make sense to look into other safety resources that are more economical vehicles and less expensive than the catwalk. The Moderator said that proper notice had not been given to amend in this fashion. Ms. Patti stated that for purpose of installing safety equipment, does that mean that other equipment could be used per the warrant and that catwalk is in parenthesis. The Moderator stated that in its current format, it is descriptive. **Maureen Patti made a motion to strike the word catwalk.** Terri Bennett seconded. Ms. Patti asked if we can utilize other equipment and whatever is not used, the remainder of money stays in the Unreserved Fund Balance. Mr. Timms said that funds for this has been appropriated in years past, is this figure the cost of not doing anything about in the past. The Moderator answered that it was an off books line item and is simply a result of taking a harder look at the matter. He said it was part of the recreational improvements line item in the official Village budget. Mr. Canfield stated that the Budget Advisory Committee determined that there was enough money to address the concern. He said WEVD Employee, Sean Pelchat, works at night alone. He said we listened and decided it was in order to improve his efficiency and safety. He said we asked what do you do with a situation that has not changed year after year. He said how do we ensure that the job gets done, which is why we recommend this Article. The Moderator stated that we have a secret ballot and that there is a motion to Amend, to remove the word catwalk. He reread the amended Article aloud and called for a vote. *"To see if the Village District will vote to raise and appropriate Seventy-Two Thousand Dollars and No Cents (\$72,000.00) for the purpose of installing safety equipment on Ski Lift Towers, said sum to come from the unreserved fund balance. This article is non-lapsing until 12-31-2025. This article is a special warrant article per RSA 32:3 VI (d) and RSA 32:7 VI."* **The Moderator declared the motion to amend passed by a clear majority.** Vote on Warrant Article was called by secret ballot.

**Warrant Article 2- Outdoor Courts – Option One (continued):** The Moderator called the five-minute warning for ballot box to be closed at 12:05 PM. Box to close at 12:10 PM.

**Warrant Article 9- Air Circulation, Campton Mountain Ski Lodge, Adding Fresh Air (Not Required by Code):** The Moderator read Article 9 aloud. *"To see if the Village District will vote to raise and appropriate Forty-Five Thousand Dollars and No Cents (\$45,000.00) for the purpose of modifying the air handling system to provide fresh air, said sum to come from the unreserved fund balance. This article is non-lapsing until 12-31-2025. This article is a special warrant article per RSA 32:3 VI (d) and RSA 32:7 VI."* The Moderator stated that this was not a Capital Reserve Fund and that unspent money would revert to the Unreserved Fund Balance at the end of the non-lapsing period. He stated that this money was committed to the stated purpose and could not be transferred. **Maureen Patti made motion to consider, it was seconded by Ned McElroy.** Ms. Patti clarified that this was not required by code. She said we have inoperable windows. The Moderator clarified that our engineer, DuBois & King, had gone back and forth on whether code had been triggered by the addition at the Ski Lodge. He said it seemed to depend on whether the occupancy changed. The Campton Fire Chief is the one who would make that determination and when contacted, recalled the addition and stated that the occupancy did not change. The Moderator called for discussion. Mr. Bujalski asked if we were doing this because of Covid noting that the pandemic would pass or was it a code issue. He

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also asked if there were any grants available. The Moderator indicated that fresh air was a normal requirement of commercial buildings. Mr. Diefenbach stated that the new round of PPP from the Federal Government included Village Districts as eligible and we would be applying for funds. Mr. Oldmixon indicated he had 20 years of experience in the building industry and was a certified energy contractor. He talked about the make-up and exhaust air for the Kitchen Hood and noted that the system only provides 80% make-up because it is designed for commercial buildings which have fresh air and would get the other 20% from the HVAC system. He measured the pressure in the Ski Lodge during Kitchen Hood operation and found it was negatively pressurized and air was flowing down the fireplace chimney. He stated that it was hard to establish a draft when lighting a fire. He stated that with no fresh air, during peak occupancy times there was a high risk of buildup of bio-contaminants. Mr. Bertino discussed the amount of capital that has gone into the Ski Lodge since 2011 totals \$350,000 and now we want to spend \$45k. He said since 1994 we've been told the restaurant business and other amenities would pay their own way and it was probably time to raise prices versus putting the burden on the community when most of the community doesn't even use the ski area. Mr. Melanson asked why the Kitchen Hood system was not designed correctly in the first place. The Moderator indicated we did not retain a mechanical engineer and relied on an equipment supplier to select the equipment. He said it was also likely that they assumed the required additional 20% of fresh air was available via the HVAC system. He also pointed out providing the make-up air in that fashion ensure air flow into the Kitchen which mitigates odor migration. The Moderator called for a vote. **Vote 46 yea, 10 nay. The Moderator declared the Warrant passed by majority vote.**

**Warrant Article 2- Outdoor Courts – Option One (continued):** The Moderator called the ballot box to be closed at 12:28 PM.

**Warrant Article 8 – Ski Lift Tower Safety Catwalk (continued):** The Moderator announced the vote tally with 37 yea, 22 nay. The Moderator declared the Warrant passed by majority vote.

**Warrant Article 10- Water Intrusion Repair:** The Moderator read Article 10 aloud. *“To see if the Village District will vote to raise and appropriate Thirty-Five Thousand Dollars and No Cents (\$35,000.00) 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 creating ADA access to a hot tub/spa inside the Community Center POO:l area, said sum to come from the unreserved fund balance. This article is non-lapsing until 12-31-2025. This article is a special warrant article per RSA 32:3 VI (d) and RSA 32:7 VI.”* The Moderator stated that this was not a Capital Reserve Fund and that unspent money would revert to the Unreserved Fund Balance at the end of the non-lapsing period. He stated that this money was committed to the stated purpose and could not be transferred. **Maureen Patti made motion to consider, it was seconded by Ned McElroy.** Mr. Panuczak spoke about the water damage from the hot tub to the electrical room. The Moderator called for discussion. Ms. Young asked if there was a reason this wasn't covered by insurance. Mr. C. Smith stated that we have just started looking into the matter and that the hot tub should have never been there. The Moderator called for a vote. **The Moderator declared the Warrant passed by a clear majority.**

**Warrant Article 11- Air Circulation, Community Center (Code Required):** The Moderator read Article 11 aloud. *“To see if the Village District will vote to raise and appropriate Thirty Thousand Dollars and No Cents (\$30,000.00) for the purpose of replacing the Make Up Air Systems required to maintain code-required fresh air supply in the Community Center as originally designed, said sum to come from the unreserved fund balance. This article is non-lapsing until 12-31-2025. This article is a special warrant article per RSA 32:3 VI (d) and RSA 32:7 VI.”* The Moderator stated that this was not a Capital Reserve Fund and that unspent money would revert to the Unreserved Fund Balance at the

end of the non-lapsing period. He stated that this money was committed to the stated purpose and could not be transferred. **Maureen Patti made motion to consider, it was seconded by Sean Slattery.** Mr. Panuczak spoke about the existing fresh air systems and the fact that they were inoperable. The Moderator called for discussion. There was none. The Moderator called for a vote. **The Moderator declared the Warrant passed by a clear majority.** 

**Warrant Article 12- Road Sand/Salt Storage Structure:** The Moderator read Article 12 aloud. *“To see if the Village District will vote to raise and appropriate Twenty Thousand Dollars and No Cents (\$20,000.00) 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 12-31-2025. This article is a special warrant article per RSA 32:3 VI (d) and RSA 32:7 VI.”* The Moderator stated that this was not a Capital Reserve Fund and that unspent money would revert to the Unreserved Fund Balance at the end of the non-lapsing period. He stated that this money was committed to the stated purpose and could not be transferred. **Maureen Patti made motion to consider, it was seconded by Gerry Panuczak.** Mr. Panuczak indicated that Village employee Steve Baert brought this up in a Budget Advisory Committee meeting, stating that leaving the road sand exposed to the elements made it difficult to work with.

**Warrant Article 2- Outdoor Courts – Option One (continued):** The Moderator announced the vote tally with 53 yea, 15 nay. **The Moderator declared the Warrant passed by majority vote and meeting the 3/5 statutory majority requirement.**

**Warrant Article 12- Road Sand/Salt Storage Structure (continued):** Mr. Tole suggested using one of the existing structures as he was unclear as to whether this was a temporary or permanent solution. He also suggested covering the sand pile with a “big tarp”. Mr. Canfield suggested that if those were options, Mr. Baert would have suggested them and the solution proposed is a structure of concrete blocks with a metal frame fabric covered top. He indicated we ought to listen to our staff and said he supported the Warrant Article. Ms. Kiernan expressed that \$20k was a big number for something that wasn’t permanent. She said she would prefer a permanent solution. Mr. Oldmixon pointed out that the concrete block with metal frame and fabric cover was a permanent solution. The Moderator called for a vote. **The Moderator declared the Warrant passed by a clear majority.**

**Warrant Article 13- To Elect the Trustees of the Trust Fund for the Town of Campton:** The Moderator read Article 13 aloud. *“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.”* The Moderator stated that because Waterville Estates Village District spanned two towns, the Village was required, by statute, to select which town’s trustees they would use. **Maureen Patti made motion to consider, it was seconded by Yvonne Moore.** Ms. Patti indicated this was a necessary step for Warrant Articles that would follow. She also stated it was necessary to clean up Village practices with respect to accepting gifts. The Moderator called for discussion. There was none. The Moderator called for a vote. **The Moderator declared the Warrant passed by a clear majority.**

**Warrant Article 14- To Adopt Provisions of RSA 31:19:** The Moderator read Article 14 aloud. *“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.*” The Moderator pointed out that this did not obviate the provisions of RSA 31:95-b or 31:95-e which were previously passed by the Village. He continued that monetary gifts of \$10,000 or more and personal property gifts of \$5,000 or more, require public hearings. **John Herlihy made motion to consider, it was seconded by Ned McElroy.** Ms. Patti indicated this expanded the Village’s ability to accept a wider variety of gifts while remaining compliant with New Hampshire statutes. The Moderator clarified that while we already have the capacity to accept unanticipated grants or gifts and personal property, this would widen the definition of what the Village could receive. The Moderator called for discussion. There was none. The Moderator reread the proposed Warrant. The Moderator called for a vote. **The Moderator declared the Warrant passed by a clear majority.**

**Warrant Article 15- To Establish a Park and Public Purposes Expendable Trust Fund:** The Moderator read Article 15 aloud. *“To see if the Village District will vote to establish a Park and Public Recreation Purposes 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 (\$100.00) to come from Waterville Estates Association; further, to name the Commissioners as agents to expend from said fund.”* **Gerry Panuczak made motion to consider, it was seconded by John Herlihy.** Ms. Patti indicated this was being created in the event that it was needed. She said this had come up regarding Friends of Campton Mountain and that, if the Attorney General’s Office required it, FOCM funds could be placed here. She said we had agreed to set up this fund in our discussions with the AG’s Office. The Moderator called for discussion. Ms. Young asked if there was a distinction being made, between the Village and the Association, by using the word Public. The Moderator clarified that the Association is a Voluntary Corporation established under RSA 292 and the Village was a Municipality established under RSA 52 and that the Village owns the recreation properties. Ms. Young continued to question the word public stating we are a private community not open to the public. The Moderator clarified that the facilities were public and the Association was involved via the Recreation Management Agreement and controlled access to the facilities. Ms. Young continued that it was not open to the public. Ms. Patti clarified that it was open to the Village community, not people from say Concord, and that “public” was a distinction made in statutes so we had to use that language. Mr. Hering stated that the Association had not agreed to contribute the \$100 and expressed he wanted it amended to say the funds would come from the Village. Ms. Patti said this issue came up very late in the process which was why the Association hadn’t been notified. **Maureen Patti made a motion to amend the language to read “to come from the recreation Revolving Fund”, seconded by Denise Bujalski.** Mr. Hering stated that fund was “thin” and he didn’t think it was a good idea. The Moderator stated that we had a motion to amend and read the proposed amendment. *“To see if the Village District will vote to establish a Park and Public Recreation Purposes 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 (\$100.00) to come from Recreation Revolving Fund; further, to name the Commissioners as agents to expend from said fund.”* Denise Bujalski seconded the motion. Ms. Tole asked if the intent of gifts to this fund had to be honored. The Moderator said that is required by law. Mr. Bertino asked if we were moving money from one fund to another. The Moderator stated yes. Mr. Bertino discussed the revenues represented in the Recreation Revolving Fund and questioned this funds relationship to the Rec Funds fees and charges. The Moderator called for the vote on the amendment. **The Moderator declared the amendment passed by a clear majority.** The Moderator called for a vote on the amended Warrant Article. **The Moderator declared the Warrant passed by a clear majority.** POO: Mr. Slattery asking for a full vote count. The moderator called for anyone wishing to vote nay to raise their card. **The Moderator announced the vote tally with 31 yea, 13 nay. The Moderator declared the Warrant passed by majority vote.** Mr. Bertino questioned the legality of the fund as the money was coming from a fund with a specific purpose. The Moderator consulted with

Village counsel and stated that the two purposes were the same and therefore there was no incompatibility. Mr. Bertino asked if this type of transfer would be an ongoing thing. The Moderator stated the Warrant created a one-time transfer. More discussion of this type took place. The Moderator called a recess at 1:06PM for 15 minutes. He asked that people check back in with the Supervisors of the Checklist when they return. The Moderator called the meeting back to order at 1:22 PM.

MS

**Warrant Article 16- INCLUDING VOTE TALLY on Budget Items and Warrant Articles:** The Moderator read Article 16 aloud. *"To see if Waterville Estates 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 the 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."* **John Herlihy made motion to consider, it was seconded by Yvonne Moore.** Mr. Panuczak indicated the Warrant was self-explanatory. The Moderator called for discussion. Mr. Slattery asked if this covered all Village votes. The Moderator clarified that it only covered the votes of the Commissioners for final budget and Warrant Articles and the Budget Advisory Committee for final budget. The Moderator called for a vote. **The Moderator declared the Warrant passed by a clear majority.**

**Warrant Article 17- INCLUDING TAX IMPACT:** The Moderator read Article 17 aloud. *"To see if Waterville Estates Village District will vote, pursuant to RSA 32:5, V-b, to require that the annual budget and all special warrant articles having a tax impact, as determined by the Board of Commissioners, SHALL contain a notation stating the estimated tax impact of the article."* **Gerry Panuczak made motion to consider, it was seconded by John Herlihy.** Mr. Herlihy said that with all the capital items brought forward, it would be good for the voters to understand the tax impact of individual projects. The Moderator called for discussion. Mr. Spinney asked whether the tax impact would include a calculation for using the unreserved fund balance. The Moderator clarified that it only covered the amount to be raised to cover the appropriation, not any amounts from the surplus as they are not part of the tax rate. The Moderator called for a vote. **The Moderator declared the Warrant passed by a clear majority.**

**Warrant Article 7- Outdoor Courts – Option Two.:** The Moderator stated that the Warrant was obviated by the passage of Warrant Article 2, but that we still needed to read it, get a motion and a second, and vote to defeat it. He read Article 7 aloud. *"To see if Waterville Estates Village District will vote to raise and appropriate the sum of Seventy-Five Thousand Dollars and No Cents (\$75,000.00) for the purpose of a renovation of one battery of outdoor racket courts and the outdoor basketball court. The renovated courts will consist of Upper Court Battery: new asphalt base pad, new net posts, 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 12/31/2022. This article is a special warrant article per RSA 32:7 VI."* **Rick LeBlanc made motion to consider, it was seconded by Anthony Patti.** The Moderator called for a vote. **The Moderator declared the Warrant defeated by a clear majority.**

**Warrant Article 18- DISBAND THE BUDGET ADVISORY COMMITTEE:** The Moderator read Article 18 aloud. *"To see if the Village District will vote to disband the Budget Committee, advisory or otherwise."* The Moderator stated that the Warrant would only be viewed as advisory. He said there is no statutory authority for the legislative body to compel the Commissioners to disband an advisory committee. He said District Commissioners have authority to establish an advisory budget committee.

RSA 32:24. RSA 32:5 (budget preparation responsibility of the governing body if there is not an official budget committee.). **Sean Tole made motion to consider, it was seconded by Rick LeBlanc.** Mr. Tole recommended that people vote no for the Warrant. Mr. Bertino asked if we could amend the Warrant to elect an official budget committee. The Moderator stated the amendment would entail introduction of a new matter which would not have been properly noticed. Mr. Hering discussed a motion to amend the Warrant Article to add a requirement to have an Association member on the committee. He stated that he had been getting emails and then he was removed from the mail list. The Moderator clarified that when the Budget Advisory Committee was created last year, the result was that the Moderator appointed members and Mr. Hering had not been appointed to the Committee. He said that the effect of the amendment would still be advisory only. **Mike Hering made a motion to amend the Warrant to require an Association member be included on the Committee, seconded by Stephanie Kiernan.** The Moderator read the Warrant as proposed. The motion to amend was seconded by Stephanie Kiernan. The Moderator called for discussion. POO: Ms. Patti asked if the amendment changed the subject of the Warrant. The Moderator consulted with Village Counsel. The Moderator indicated that the motion left the Warrant advisory only and so noticed or not, no state agency would enforce the Warrant making notice irrelevant. Ms. Kiernan expressed support for the amendment. The Moderator called for a vote on the motion to amend and read the amended motion. *"To see if the Village District will include one Association member on the Budget Advisory Committee."* **The Moderator declared the amendment failed by a vote of 22 nay and 19 yea.** **Harry Bertino made a motion to amend the warrant to require one member from every Homeowners Association and Condo Association on the Budget Advisory Committee. Al Zulli seconded the motion to amend.** Discussion took place. POO: Ms. Kiernan asked if this wasn't that same motion to amend that failed. The Moderator asked what rule or procedure was in question. Ms. Kiernan could not cite a rule or procedure. The Moderator called for a vote on the motion to amend and read the amended motion. **The Moderator declared the amendment failed by a clear lack of visible support.** The Moderator stated we are back to considering the original Warrant and asked if there was any more discussion. There was none. The Moderator called a vote and re-read the Warrant Article as originally submitted. **The Moderator declared the Warrant failed by a clear lack of visible support.**

MS

**Warrant Article 19- TO CHANGE THE LANGUAGE IN WARRANTY DEED FOR CAMPTON MOUNTAIN, CAMPTON MOUNTAIN LODGE:** The Moderator read Article 19 aloud. *"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, Pages 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.""* The Moderator stated that the Warrant would only be viewed as advisory. He said it has no legal effect and is unenforceable. He said the proposal contemplates an illegal process. He said the District and WEA already entered an agreement regarding transfer of the property to the District and the deed has been recorded. He said the legislative body cannot unilaterally alter the terms of a real estate transaction. **Sean Tole made motion to consider, it was seconded by Erin Tole.** Mr. Tole said the article supports the notion that the Association was the genesis of everything the community has today, listing the various assets. Discussion took place. Mr. Tole claimed the properties were gifted to the Village and there was no exchange of money. Mr. Bertino stated that the Village assumed Association debt in the amount of \$1.6 million and paid back taxes in the amount of \$200,000 so there was a payment. **Ned McElroy made a motion to call the vote, seconded by Jack Letvinchuk.** Mr. Patti was recognized to speak by the Moderator as he was in line before the motion. He spoke about legal points and wondered if it were

even possible to amend a deed written 25 years ago and asked for the opinion of Village counsel. The Moderator reiterated the inability of the legislative body to take unilateral action here, but said any two parties to a deed can change the deed. The Moderator called for a vote to limit debate and call the question citing a 2/3 majority requirement. **The Moderator declared the motion to call the question passed by a vote of 33 yea and 15 nay.** POO: Mr. Tole pointed out that he had requested to make a motion before the motion to call the question and asserted his right to make his motion. The Moderator agreed. **Mr. Tole made a motion to change the language of the Warrant to "To see if the Village District will vote to request agreement with Waterville Estates Association to file a new deed which will replace the existing warranty deed recorded with the Grafton County Registry of Deeds in Book 3707, Pages 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. The new deed will not differ in any manner with the exception of the inclusion of the following language. "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.""** Mr. Letvinchuk seconded the motion to amend. The Moderator reiterated that the Warrant would still be advisory only and called for a vote on the amendment. **The Moderator declared the amendment failed by a vote of 26 nay and 24 yea.** The Moderator stated we were back to considering the Warrant as originally submitted, reread the Warrant, and called for a vote. **Vote 21 yea, 28 nay. The Moderator declared the Warrant failed by majority vote.**

The Moderator turned over the gavel to the Deputy Moderator, Mark Canfield, so the Moderator could take a bio-break.

POO: **Ned McElroy made a motion to restrict reconsideration of all previous warrant articles, seconded by Stan Bujalski.** POO: Mr. Tole stated that the rules of order stipulate that a vote to restrict reconsideration can only occur after the vote on the Warrant. The Deputy Moderator sustained the POO: **Ned McElroy made a motion to restrict reconsideration of all previous warrant article, seconded by Stan Bujalski.** The Deputy Moderator called for a vote on the motion. **Vote 22 yea, 17 nay. The Deputy Moderator declared the motion to restrict reconsideration passed by majority vote.** POO: Mr. Bertino stated that while the rules of order had the stipulation that a vote to restrict reconsideration can only occur after the vote on the warrant, state statute allows the vote to restrict reconsideration at any time. The Deputy Moderator stated that the legislative body can change the rules at any time. **Harry Bertino made a motion to allow all previous warrants to be restricted regarding reconsideration, seconded by Ned McElroy.** The Deputy Moderator called for a vote on the motion to change the rules of order. **Vote 28 yea, 19 nay. The Deputy Moderator declared the motion to change the rules passed by majority vote.** The Deputy Moderator turned the gavel back over to The Moderator. POO: **Ned McElroy made a motion to restrict reconsideration of all previous warrant articles, seconded by Stan Bujalski.** The Moderator call for a vote. **The Moderator declared the motion to restrict reconsideration passed by majority vote.**

#### **Warrant Article 20- ACCEPT ALL WATERVILLE ESTATES ASSOCIATION CIF**

**CONTRIBUTIONS:** The Moderator read Article 20 aloud. *"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.*" The Moderator stated that the Warrant would only be viewed as advisory. He said the proposal is contrary to authority granted to governing body under statutes. He said the governing body has the authority to manage all real property owned by the District and regulate its use. RSA 41:11-a, I and RSA 35-B:1. See also RSA 52:3, II (Districts have same powers as Towns). He also pointed out that it did not obviate the requirements of RSA 31:95-b and 31:95-e as previously described. The Moderator called for a motion to bring the Warrant to the floor for consideration. No motion was made. **The Moderator declared the Warrant failed by lack of support.**



**Warrant Article 21- TO CHANGE THE LANGUAGE IN WARRANTY DEED FOR THE COMMUNITY CENTER BUILDING, SWIMMING POOL, TENNIS COURTS, POND AND ADJOINING LAND:** The Moderator read Article 21 aloud. *"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."*" The Moderator stated that the Warrant would only be viewed as advisory. He said it has no legal effect and is unenforceable. He said the proposal contemplates an illegal process. He said the District and WEA already entered an agreement regarding transfer of the property to the District and the deed has been recorded. He said the legislative body cannot unilaterally alter the terms of a real estate transaction. **Sean Tole made motion to consider, it was seconded by Rick LeBlanc.** Mr. Tole stated his reasoning for this Warrant was the same as Warrant 19. He said that the request is the Commissioners work with the Association so it isn't a unilateral action and the legislative body should consider that. The Moderator reiterated that the Warrant is advisory only and the legislative body cannot compel the Commissioners to act. Discussion took place. **Mr. Tole made a motion to amend the language of the Warrant Article to** *"To see if the Village District will vote to a request agreement with Waterville Estates Association to file a new deed which will replace the existing 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. The new deed will not differ in any manner with the exception of the inclusion of the following language. "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."*" **The motion was seconded by Mike Hering.** The Moderator called for discussion. Ms. Young asked, since the Association can't tax members, if they executed their right to reclaim, how would it get funded. The Moderator stated that funding was not contemplated in the Warrant Article. Mr. Canfield observed that there wasn't much sense in voting on advisory Warrant Articles since there is no enforcement mechanism. The Moderator called for a vote on the motion to amend. **The Moderator declared the amendment failed by a vote of 24 nay and 15 yea.** The Moderator stated we were back to considering the Warrant as originally submitted, reread the Warrant, and called for a vote. **Vote 17 yea, 27 nay. The Moderator declared the Warrant failed by majority vote. Ned McElroy made a motion to restrict reconsideration of this warrant article, seconded by Holly Timms.** The Moderator called for a vote on the motion. **The Moderator declared the motion to restrict reconsideration passed by a clear majority.**

**Warrant Article 22- TO MANDATE ALL DISTRICT COMMITTEES HAVE EQUAL REPRESENTATION of Residents and Non-Resident Homeowners:** The Moderator read Article 22 aloud. *"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 nonresident village*

*district homeowners.*” The Moderator stated that the Warrant would only be viewed as advisory. He said the proposal is contrary to authority granted to governing body under statutes. He said Commissioners have authority to manage prudential affairs of District, including the need for, and process of, advisory committees. RSA 41:8. He said the Commissioners are authorized to include non-residents on any advisory committee if they desire to, but cannot be forced to. The Moderator called for a motion to bring the Warrant to the floor for consideration. No motion was made. **The Moderator declared the Warrant failed by lack of support.**

**Warrant Article 23- FOR THE VILLAGE DISTRICT TO ACCEPT DONATIONS FOR THE BENEFIT OF THE FRIENDS OF CAMPTON MOUNTAIN:** The Moderator read Article 23 aloud. *“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.”* The Moderator stated that the Warrant would only be viewed as advisory. He said the District has already passed Warrants providing for this activity, specifically, the Village has previously passed the provisions of RSA 31:95-b and 31:95-e until rescinded. This article does not rescind the previously approved Warrant Articles, nor does it obviate their requirements. The Moderator called for a motion to bring the Warrant to the floor for consideration. No motion was made. **The Moderator declared the Warrant failed by lack of support.**

**Warrant Article 24- TO MANDATE ALL VILLAGE DISTRICT MEETINGS BE CONDUCTED AT PARTICULAR TIMES, INCLUDING A VIRTUAL PLATFORM, RECORDED, AND RECORDINGS POSTED WITHIN 24 HOURS:** The Moderator read Article 24 aloud. *“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.”* The Moderator stated that the Warrant would only be viewed as advisory as there is no legal way to enforce it. He said the proposal is contrary to authority granted to governing body under statutes. He said Commissioners have authority to manage prudential affairs of District, including scheduling meetings. RSA 41:8. Moreover, RSA 91-A (Right-To-Know law) requires specific notice and public meeting requirements. He said under state law, meeting minutes are required to be available for inspection 5 days after the meeting, not 24 hours. He said the legislative body cannot alter state law via annual meeting. RSA 91-A:2, II. **Sean Tole made motion to consider, it was seconded by Mike Hering.** Mr. Tole described the benefits of conducting meetings via zoom. **Mr. Tole made a motion to amend the language of the Warrant to** *“To see if the Village District will vote to mandate that all village district commissioner and/ or committee meetings be available via Zoom or another, comparable audio/ video platform, Recorded electronically for audio and video, and saved to be made available to the public.”* **The motion was seconded by Rick LeBlanc.** The Moderator read the amended Warrant Article and called for discussion. Mr. Canfield stated that while he did not feel a Warrant was necessary, he supports conducting meetings as described. Ms. Patti clarified that ONLY the official meeting minutes can be viewed as the record of what transpired at a meeting. Mr. Timms observed that the Warrant was coming from an individual who has not practiced what he preached. Shouting erupted from the floor. The Moderator issued a warning to the responsible parties and reiterated that if one has a point of order, they are to stand and calmly but loudly say point of order. POO: Ms. Tole cited the rules of order stating Mr. Timms should not be talking about individuals. The Moderator agreed and advised Mr. Timms to speak only for himself. Mr. Timms stated that there was a public meeting of the WEA Board that was recorded, but no recording or meeting minutes are available and he does not support this

Warrant Article. More discussion took place. **Holly Timms made a motion to call the question, seconded by Ryan Timms.** Mr. Bertino was recognized to speak by The Moderator as he was already in line. Mr. Bertino observed that any attendee has a right to record the meeting and that the Commissioners have been very accommodative when he has chosen to do so. The Moderator called for a vote to call the question. **The Moderator declared the motion to call the question passed by a clear majority.** The Moderator called for a vote on the motion to amend. **The Moderator declared the motion to amend failed by a vote of 24 nay and 21 yea.** The Moderator re-read the original Warrant Article and called for a vote. **Vote 15 yea, 25 nay. The Moderator declared the Warrant failed by majority vote.**

**Warrant Article 25- TO ALLOW USE OF VILLAGE DISTRICT LAND AND/OR WATERWAYS TO FACILITATE THE INSTALLATION OF SNOWMAKING EQUIPMENT:** The Moderator read Article 25 aloud. *"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."* The Moderator called for a motion to bring the Warrant to the floor for consideration. No motion was made. **The Moderator declared the Warrant failed by lack of support.**

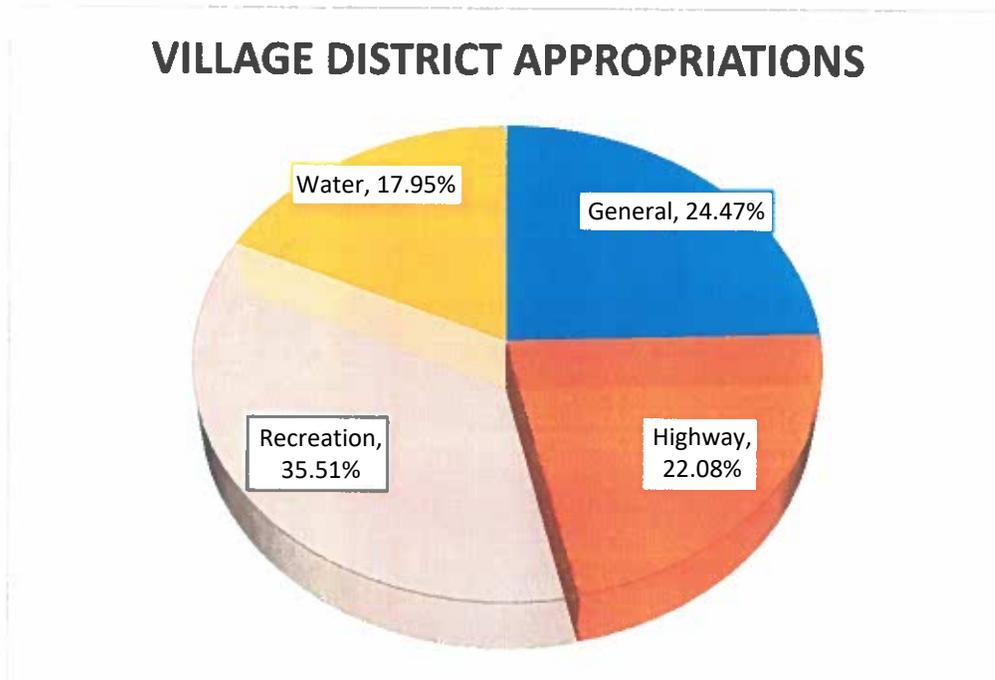
**Warrant Article 26- CREATE A COMMITTEE TO LOBBY LEGISLATORS TO PERMIT VOTING BY ALL HOMEOWNERS IN THE VILLAGE DISTRICT:** The Moderator read Article 26 aloud. *"To see if the Village District will vote to establish a committee whose purpose is to lobby the NH State Legislature to change election laws 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 5 members, 3 of whom must be non-resident homeowners in Waterville Estates Village District. The committee members are to be elected by Village District residents."* The Moderator stated that the Warrant would only be viewed as advisory as there is no legal way to enforce it. He said the voting laws and domicile requirements are established via New Hampshire law and the Constitution. RSA 654:1 and RSA 659:12. He said the legislative body cannot change these requirements by annual meeting vote. He indicated that if the Article were to pass, the district was advised to send the vote result to general court and await action. He said non-resident homeowners cannot be elected to any position, only Village citizens can be elected. **Sean Tole made motion to consider, it was seconded by Mike Hering.** Mr. Tole stated that 90% of owners are taxed without representation and that should be corrected. Mr. Patti said we've all heard the expression one man one vote and this is not therapy, it's government. Mr. Bertino said it is not taxation without representation, any person can vote who is properly domicile in the Village. He said all the amenities would function much better financially with more full-time residents. Mr. Hering reiterated that it was not a proposal to allow voting town wide, only in the Village District. He claimed 15 states, including Connecticut, allow non-residents to vote. More discussion took place. **POO: Ryan Timms made a motion to call the question, seconded by Holly Timms.** Mr. Bertino and Mr. Bujalski elected to waive their right to speak even though they were in line. The Moderator called for a vote. **Vote 13 yea, 22 nay. The Moderator declared the Warrant failed by majority vote. Joan Smith made a motion to adjourn the meeting, seconded by Tom Clark. POO: Holly Timms made a motion to restrict reconsideration of all previous Warrant Articles, seconded by Harry Bertino.** The Moderator called for a vote on the motion to restrict. **The Moderator declared the motion to restrict reconsideration passed by a clear majority.** The Moderator called for a vote on the motion to adjourn. **The Moderator declared the motion to adjourn passed by a clear majority.**

The meeting adjourned at 3:09 PM.

Prepared by  
Matthew H Smith 5/6/21  
Village Clerk Tom Clark  
4/24/21

## 2022 PROPOSED BUDGET

Total appropriations		
Operating		\$ 2,189,047
Water		\$ 532,455
WA4		\$ 100,000
WA 5		\$ 120,000
WA 6		\$ 25,000
Total appropriations		
		\$ 2,966,502
General	\$ 725,916	24.47%
Highway	\$ 654,858	22.08%
Recreation	\$ 1,053,273	35.51%
water	\$ 532,455	17.95%





**2021**  
**\$20.77**

## Tax Rate Breakdown Thornton

Municipal Tax Rate Calculation			
Jurisdiction	Tax Effort	Valuation	Tax Rate
Municipal	\$1,912,074	\$440,374,654	<b>\$4.34</b>
County	\$722,212	\$440,374,654	<b>\$1.64</b>
Local Education	\$5,733,456	\$440,374,654	<b>\$13.02</b>
State Education	\$762,463	\$431,122,754	<b>\$1.77</b>
<b>Total</b>	<b>\$9,130,205</b>		<b>\$20.77</b>

Village Tax Rate Calculation			
Jurisdiction	Tax Effort	Valuation	Tax Rate
Waterville Estates	\$410,542	\$28,177,210	<b>\$14.57</b>
<b>Total</b>	<b>\$410,542</b>		<b>\$14.57</b>

Tax Commitment Calculation	
Total Municipal Tax Effort	\$9,130,205
War Service Credits	(\$97,500)
Village District Tax Effort	\$410,542
<b>Total Property Tax Commitment</b>	<b>\$9,443,247</b>

 James P. Gerry <small>Director of Municipal Affairs</small>	11/18/2021
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New  
Hampshire  
Department of  
Revenue

**2021**  
**\$24.97**

## Tax Rate Breakdown Campton

Municipal Tax Rate Calculation			
Jurisdiction	Tax Effort	Valuation	Tax Rate
Municipal	\$2,693,080	\$446,583,298	<b>\$6.02</b>
County	\$739,266	\$446,583,298	<b>\$1.66</b>
Local Education	\$6,903,491	\$446,583,298	<b>\$15.46</b>
State Education	\$783,181	\$429,005,798	<b>\$1.83</b>
<b>Total</b>	<b>\$11,119,018</b>		<b>\$24.97</b>

Village Tax Rate Calculation			
Jurisdiction	Tax Effort	Valuation	Tax Rate
Campton Village	\$86,641	\$57,000,949	<b>\$1.52</b>
Waterville Estates	\$1,081,446	\$73,869,279	<b>\$14.64</b>
<b>Total</b>	<b>\$1,168,087</b>		<b>\$16.16</b>

Tax Commitment Calculation	
Total Municipal Tax Effort	\$11,119,018
War Service Credits	(\$132,500)
Village District Tax Effort	\$1,168,087
<b>Total Property Tax Commitment</b>	<b>\$12,154,605</b>

 James P. Gerry	11/17/2021
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**Proposed Budget**

Account	Purpose	Article	Expenditures for	Appropriations	Proposed Appropriations for period	
			period ending	for period ending	ending 12/31/2022	
			12/31/2021	12/31/2021	(Recommended)	(Not Recommended)
<b>General Government</b>						
0000-0000	Collective Bargaining		\$0	\$0	\$0	\$0
4130-4139	Executive	02	\$198,929	\$140,275	\$363,023	\$0
4140-4149	Election, Registration, and Vital Statistics	02	\$0	\$0	\$15,263	\$0
4150-4151	Financial Administration	02	\$15,500	\$26,228	\$19,475	\$0
4152	Revaluation of Property		\$0	\$0	\$0	\$0
4153	Legal Expense	02	\$175,340	\$40,000	\$122,800	\$0
4155-4159	Personnel Administration	02	\$36,078	\$12,496	\$14,093	\$0
4191-4193	Planning and Zoning	02	\$0	\$235,243	\$1	\$0
4194	General Government Buildings	02	\$2,396	\$135,000	\$50,000	\$0
4195	Cemeteries		\$0	\$0	\$0	\$0
4196	Insurance	02	\$62,240	\$90,582	\$54,727	\$0
4197	Advertising and Regional Association	02	\$2,222	\$59	\$1,000	\$0
4199	Other General Government	02	\$45,178	\$46,287	\$72,355	\$0
<b>General Government Subtotal</b>			<b>\$537,883</b>	<b>\$726,170</b>	<b>\$712,737</b>	<b>\$0</b>
<b>Public Safety</b>						
4210-4214	Police		\$0	\$0	\$0	\$0
4215-4219	Ambulance		\$0	\$0	\$0	\$0
4220-4229	Fire	02	\$19,315	\$12,795	\$13,179	\$0
4240-4249	Building Inspection		\$0	\$0	\$0	\$0
4290-4298	Emergency Management		\$0	\$0	\$0	\$0
4299	Other (Including Communications)		\$0	\$0	\$0	\$0
<b>Public Safety Subtotal</b>			<b>\$19,315</b>	<b>\$12,795</b>	<b>\$13,179</b>	<b>\$0</b>
<b>Airport/Aviation Center</b>						
4301-4309	Airport Operations		\$0	\$0	\$0	\$0
<b>Airport/Aviation Center Subtotal</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Highways and Streets</b>						
4311	Administration	02	\$14,076	\$6,054	\$12,738	\$0
4312	Highways and Streets	02	\$199,230	\$324,705	\$458,868	\$0
4313	Bridges		\$0	\$0	\$0	\$0
4316	Street Lighting		\$0	\$0	\$0	\$0
4319	Other	02	\$300	\$45,929	\$63,252	\$0
<b>Highways and Streets Subtotal</b>			<b>\$213,606</b>	<b>\$376,688</b>	<b>\$534,858</b>	<b>\$0</b>
<b>Sanitation</b>						
4321	Administration		\$0	\$0	\$0	\$0
4323	Solid Waste Collection		\$0	\$0	\$0	\$0
4324	Solid Waste Disposal		\$0	\$0	\$0	\$0
4325	Solid Waste Cleanup		\$0	\$0	\$0	\$0
4326-4328	Sewage Collection and Disposal		\$0	\$0	\$0	\$0



**Proposed Budget**

4329	Other Sanitation		\$0	\$0	\$0	\$0
<b>Sanitation Subtotal</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Water Distribution and Treatment</b>						
4331	Administration		\$36,456	\$227,644	\$0	\$0
4332	Water Services		\$287,524	\$109,164	\$0	\$0
4335	Water Treatment		\$3,756	\$4,000	\$0	\$0
4338-4339	Water Conservation and Other		\$0	\$0	\$0	\$0
<b>Water Distribution and Treatment Subtotal</b>			<b>\$327,736</b>	<b>\$340,808</b>	<b>\$0</b>	<b>\$0</b>
<b>Electric</b>						
4351-4352	Administration and Generation		\$0	\$0	\$0	\$0
4353	Purchase Costs		\$0	\$0	\$0	\$0
4354	Electric Equipment Maintenance		\$0	\$0	\$0	\$0
4359	Other Electric Costs		\$0	\$0	\$0	\$0
<b>Electric Subtotal</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Health</b>						
4411	Administration		\$0	\$0	\$0	\$0
4414	Pest Control		\$0	\$0	\$0	\$0
4415-4419	Health Agencies, Hospitals, and Other		\$0	\$0	\$0	\$0
<b>Health Subtotal</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Welfare</b>						
4441-4442	Administration and Direct Assistance		\$0	\$0	\$0	\$0
4444	Intergovernmental Welfare Payments		\$0	\$0	\$0	\$0
4445-4449	Vendor Payments and Other		\$0	\$0	\$0	\$0
<b>Welfare Subtotal</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Culture and Recreation</b>						
4520-4529	Parks and Recreation	02	\$583,658	\$470,966	\$882,293	\$0
4550-4559	Library		\$0	\$0	\$0	\$0
4583	Patriotic Purposes		\$0	\$0	\$0	\$0
4589	Other Culture and Recreation		\$1	\$72,000	\$0	\$0
<b>Culture and Recreation Subtotal</b>			<b>\$583,659</b>	<b>\$542,966</b>	<b>\$882,293</b>	<b>\$0</b>
<b>Conservation and Development</b>						
4611-4612	Administration and Purchasing of Natural Resources		\$0	\$0	\$0	\$0
4619	Other Conservation		\$0	\$0	\$0	\$0
4631-4632	Redevelopment and Housing		\$0	\$0	\$0	\$0
4651-4659	Economic Development		\$0	\$0	\$0	\$0
<b>Conservation and Development Subtotal</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Debt Service</b>						
4711	Long Term Bonds and Notes - Principal	02	\$0	\$0	\$40,000	33 \$0



**Proposed Budget**

4721	Long Term Bonds and Notes - Interest		\$0	\$0	\$0	\$0
4723	Tax Anticipation Notes - Interest	02	\$0	\$0	\$5,980	\$0
4790-4799	Other Debt Service		\$0	\$0	\$0	\$0
<b>Debt Service Subtotal</b>			<b>\$0</b>	<b>\$0</b>	<b>\$45,980</b>	<b>\$0</b>
<b>Capital Outlay</b>						
4901	Land		\$0	\$0	\$0	\$0
4902	Machinery, Vehicles, and Equipment		\$0	\$21,500	\$0	\$0
4903	Buildings		\$0	\$0	\$0	\$0
4909	Improvements Other than Buildings		\$0	\$200,000	\$0	\$0
<b>Capital Outlay Subtotal</b>			<b>\$0</b>	<b>\$221,500</b>	<b>\$0</b>	<b>\$0</b>
<b>Operating Transfers Out</b>						
4912	To Special Revenue Fund		\$0	\$0	\$0	\$0
4913	To Capital Projects Fund		\$0	\$0	\$0	\$0
4914A	To Proprietary Fund - Airport		\$0	\$0	\$0	\$0
4914E	To Proprietary Fund - Electric		\$0	\$0	\$0	\$0
4914O	To Proprietary Fund - Other		\$0	\$0	\$0	\$0
4914S	To Proprietary Fund - Sewer		\$0	\$0	\$0	\$0
4914W	To Proprietary Fund - Water		\$147,000	\$147,000	\$0	\$0
4918	To Non-Expendable Trust Funds		\$0	\$0	\$0	\$0
4919	To Fiduciary Funds		\$0	\$0	\$0	\$0
<b>Operating Transfers Out Subtotal</b>			<b>\$147,000</b>	<b>\$147,000</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Operating Budget Appropriations</b>					<b>\$2,189,047</b>	<b>\$0</b>



**Proposed Budget**

Account	Purpose	Article	Proposed Appropriations for period ending 12/31/2022	
			(Recommended)	(Not Recommended)
4194	General Government Buildings	04	\$100,000	\$0
	<i>Purpose: District Facilities Improvements and Maintenance</i>			
4194	General Government Buildings	06	\$25,000	\$0
	<i>Purpose: Building Improvements ADA</i>			
4902	Machinery, Vehicles, and Equipment	05	\$120,000	\$0
	<i>Purpose: Diesel Plow Truck</i>			
4915	To Capital Reserve Fund		\$0	\$0
4916	To Expendable Trust Fund		\$0	\$0
4917	To Health Maintenance Trust Fund		\$0	\$0
<b>Total Proposed Special Articles</b>			<b>\$245,000</b>	<b>\$0</b>



**Proposed Budget**

Account	Purpose	Article	Proposed Appropriations for period ending 12/31/2022	
			(Recommended)	(Not Recommended)
4914W	To Proprietary Fund - Water	03	\$532,455	\$0
<i>Purpose: Interdepartmental Water Department</i>				
<b>Total Proposed Individual Articles</b>			<b>\$532,455</b>	<b>\$0</b>



**Proposed Budget**

Account	Source	Article	Actual Revenues for period ending 12/31/2021	Estimated Revenues for period ending 12/31/2021	Estimated Revenues for period ending 12/31/2022
<b>Taxes</b>					
3120	Land Use Change Tax - General Fund		\$0	\$0	\$0
3180	Resident Tax		\$0	\$0	\$0
3185	Yield Tax		\$0	\$0	\$0
3186	Payment in Lieu of Taxes		\$0	\$0	\$0
3187	Excavation Tax		\$0	\$0	\$0
3189	Other Taxes		\$0	\$0	\$0
3190	Interest and Penalties on Delinquent Taxes	02	\$12,343	\$4,071	\$3,000
9991	Inventory Penalties		\$0	\$0	\$0
<b>Taxes Subtotal</b>			<b>\$12,343</b>	<b>\$4,071</b>	<b>\$3,000</b>
<b>Licenses, Permits, and Fees</b>					
3210	Business Licenses and Permits		\$0	\$0	\$0
3220	Motor Vehicle Permit Fees		\$0	\$0	\$0
3230	Building Permits		\$0	\$0	\$0
3290	Other Licenses, Permits, and Fees		\$0	\$0	\$0
3311-3319	From Federal Government		\$0	\$0	\$0
<b>Licenses, Permits, and Fees Subtotal</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>State Sources</b>					
3351	Municipal Aid/Shared Revenues		\$0	\$0	\$0
3352	Meals and Rooms Tax Distribution		\$0	\$0	\$0
3353	Highway Block Grant		\$0	\$0	\$0
3354	Water Pollution Grant		\$0	\$0	\$0
3355	Housing and Community Development		\$0	\$0	\$0
3356	State and Federal Forest Land Reimbursement		\$0	\$0	\$0
3357	Flood Control Reimbursement		\$0	\$0	\$0
3359	Other (Including Railroad Tax)		\$0	\$0	\$0
3379	From Other Governments		\$0	\$0	\$0
<b>State Sources Subtotal</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Charges for Services</b>					
3401-3406	Income from Departments	02	\$0	\$107,351	\$364,744
3409	Other Charges	02	\$0	\$138	\$116,680
<b>Charges for Services Subtotal</b>			<b>\$0</b>	<b>\$107,489</b>	<b>\$481,424</b>
<b>Miscellaneous Revenues</b>					
3501	Sale of Municipal Property	02	\$0	\$5,550	\$1,000
3502	Interest on Investments	02	\$0	\$15	\$100
3503-3509	Other	02	\$0	\$27,407	\$5,000
<b>Miscellaneous Revenues Subtotal</b>			<b>\$0</b>	<b>\$32,972</b>	<b>\$6,100</b>



**Proposed Budget**

3912	From Special Revenue Funds		\$0	\$0	\$0
3913	From Capital Projects Funds		\$0	\$0	\$0
3914A	From Enterprise Funds: Airport (Offset)		\$0	\$0	\$0
3914E	From Enterprise Funds: Electric (Offset)		\$0	\$0	\$0
3914O	From Enterprise Funds: Other (Offset)		\$0	\$0	\$0
3914S	From Enterprise Funds: Sewer (Offset)		\$0	\$0	\$0
3914W	From Enterprise Funds: Water (Offset)	03	\$0	\$0	\$532,455
3915	From Capital Reserve Funds		\$0	\$0	\$0
3916	From Trust and Fiduciary Funds		\$0	\$0	\$0
3917	From Conservation Funds		\$0	\$0	\$0
<b>Interfund Operating Transfers In Subtotal</b>			<b>\$0</b>	<b>\$0</b>	<b>\$532,455</b>

**Other Financing Sources**

3934	Proceeds from Long Term Bonds and Notes		\$200,000	\$200,000	\$0
9998	Amount Voted from Fund Balance	05	\$405,701	\$405,701	\$120,000
9999	Fund Balance to Reduce Taxes		\$0	\$0	\$0
<b>Other Financing Sources Subtotal</b>			<b>\$605,701</b>	<b>\$605,701</b>	<b>\$120,000</b>

<b>Total Estimated Revenues and Credits</b>			<b>\$618,044</b>	<b>\$750,233</b>	<b>\$1,142,979</b>
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**Proposed Budget**

<b>Item</b>	<b>Period ending 12/31/2022</b>
Operating Budget Appropriations	\$2,189,047
Special Warrant Articles	\$245,000
Individual Warrant Articles	\$532,455
Total Appropriations	\$2,966,502
Less Amount of Estimated Revenues & Credits	\$1,142,979
<b>Estimated Amount of Taxes to be Raised</b>	<b>\$1,823,523</b>



**Article 01 To choose officers**

To choose one Commissioner for a three-year term. a Clerk for the ensuing year and a Moderator for two years.

Yes  No

**Article 02 General Municipal Operations**

T2. To see if the Village District will vote to raise and appropriate the sum of Two Million One Hundred Eighty-Nine Thousand Forty-Seven Dollars and No Cents (\$2,189,047) for general municipal operations. This article does not include appropriation contained in special or individual articles addressed separately. Projected tax rate increases \$2.03/\$1000 Board of Commissioners recommend this article 3-0.

Yes  No

**Article 03 Interdepartmental Water Department**

To see if the Village District will vote to raise and appropriate the sum of Five Hundred Thirty-Two Thousand Four Hundred Fifty-Five Dollars and No Cents (\$532,455) for the water department operations, said funds to come from user rates and fees. There is no tax rate impact. Board of Commissioners recommend this article 3-0.

Yes  No

**Article 04 District Facilities Improvements and Maintenance**

To see if the Village District will vote to raise and appropriate the sum of One Hundred Thousand Dollars and No Cents (\$100,000) for the purpose of District facilities improvements to the air conditioning, air handling and heating system at the Community Center. This article is non-lapsing until December 31, 2026. This article is a special warrant article per RSA 32:3 VI (d) and RSA 32:7 VI. .... Projected tax rate increases 98 cents/1,000 evaluation. Board of Commissioners recommend this article 3-0.

Yes  No

**Article 05 Diesel Plow Truck**

To see if the Village District will vote to raise and appropriate One Hundred Twenty Thousand Dollars and No Cents (\$120,000) for the purpose of purchasing a diesel plow truck and related equipment to replace an existing vehicle to come from the unassigned fund balance. This article is a special warrant article per RSA 32:3 VI (d). There is no tax rate increase to this article. Board of Commissioners recommend this article 3-0.

Yes  No



**Article 06 Building Improvements ADA**

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 improvements to Village District buildings to make them more assessable as outlined in the Americans with Disabilities Act (ADA). This article is non-lapsing until December 31, 2026. This article is a special warrant article per RSA 32:3 VI (d) and RSA 32:7 VI. Projected Tax Rate increase of 25 cents/1000 evaluation. Board of Commissioners recommend this article 3-0.

Yes  No

**Article 07 Road Acceptance Clarification**

To see if the Waterville Estates Village District (WEVD) will formally accept the roads found in Deed book 1324 page 786 from Waterville Estates Association (WEA) to WEVD October 26, 1977, and Road's correction deed book 1436 page 928 WEA to WEVD Nov 30, 1981.

Yes  No

**Article 08 RSA 41:9-a**

To see if the Waterville Estates Village District will adopt the provisions of RSA 41:9-a to establish or amend fees, including the issuance of any license or permit which is part of a regulatory program which has been established by vote of the town, and the use or occupancy of any public revenue-producing facility as defined in RSA 33-B:1, VI, the establishment of which has been authorized by vote of the town. The authority to set fees for Recreation and Water are in other statutes. Such a vote shall continue in effect until rescinded.

Yes  No

**Article 09 To clarify appointment of Planning Boards Members**

To see if the Waterville Estates Village will establish the size of the Planning Board as 7 members as outlined in RSA 673:2 III.

Yes  No

**Article 10 Other Business**

To see if there is any other business that can legally come before the Annual Meeting.

Yes  No

## WEVD District Budget

	<b>2022 Budget</b>
<b>1100.0 WE VILLAGE DISTRICT INCOME</b>	
<b>1105 CAMPTON TAXES</b>	
1105.6 Prior Campton Taxes	563,373
1105.7 Current Yr Taxes	540,723
3190.1 Campton Interest	9,000
<b>Total Campton Taxes</b>	<b>1,113,096</b>
<b>1106.6 THORNTON TAXES</b>	
1106.5 Prior Thornton Taxes	208,001
1106.7 Current Yr Thornton Taxes	205,271
3190.2 Thornton Interest	1,500
<b>Total Thornton Taxes</b>	<b>414,772</b>
<b>3502 MISCELLANEOUSE REVENUES</b>	
3502.1 Northway Interest	178
3502.2 MVSBB Interest	1,150
3503 Miscellaneous Income	200
3503.3 Admin Services Agreement WEA (ASA)	116,680
3503.4 Maintenance & Rec Services from Rec (RMA)	364,744
<b>Total of all Income</b>	<b>2,010,819</b>
<b>4100 · GENERAL GOVERNMENT</b>	
<b>Debt Service Expense</b>	
Court Loan Principle	40,000
Court Loan Interest	5,980
<b>Total Debt Services</b>	<b>45,980</b>
<b>4130 - Employee Wages</b>	
4130.2 - WEVD Manager	90,000
4130.3 - Assistant GM	77,000
4130.04 - Municipal Assistant	42,500
4150 - Admin Assistant	71,680
less Judy & Corey Paid from Rec	
<b>Sub-Total 4130 · Employee Wages</b>	<b>281,180</b>
<b>4130 - Employee Benefits</b>	
4130.4 · Retirement Contribution	35,982
4130.5 · Health Reimbursement	34,019
4155.1 · Social Security	14,093
4155.2 · Medicare	0
4196 · NH Unemployment	1,103
4196.1 · Employee Benefits - Other deductible reimb	0
4196.2 · Health Insurance	0
4196.3 · Workers Comp Ins	23,004
4196.4 · Dental Ins	2,115
4199.12 · Travel Reimbursement	800
4130 · Bonuses	11,000
4130. PR Taxes	842

<b>Sub-Total 4130 · Employee Benefits</b>	<b>122,958</b>
<b>Sub-Total Employee Wages &amp; Benefits</b>	<b>404,138</b>
<b>Other General Government</b>	
4150.1 · Accounting/Taxes/Audit	16,475
4153.1 · Legal / Consulting	122,800
4199.14. Document Retention	3,263
4196.7 · Insurances	28,505
4197.1 · Advertisements	1,000
4199.10 . Licenses/Fees/Education	27,399
4199.11 · Cellular Phones	1,500
4199.13 Miscellaneous	10,758
4199.2 · Commissioners Stipend & Expense	6,000
4199.3 · Telephones	1,677
4199.5 Computer Services	20,000
4199.6 · Postage	786
4199.7. Uniforms	1,500
4199.8 · Bank/Finance Charge	318
4199.9 · Payroll Expenses	1,617
4311.1. Office Supplies	4,738
4311.2. Taxes/Charges	8,000
Annual Meeting cost	12,000
Website Maintenance	3,000
	<b>271,336</b>
<b>Sub-Total Other General Government</b>	<b>675,474</b>
<b>4220 · Public Safety</b>	
4220.1 · Alarm, Fire & Water	4,793
4220.3 · Fire & Security	8,386
<b>Total 4220 · Public Safety</b>	<b>13,179</b>
<b>4312 · HIGHWAYS &amp; STREETS</b>	
4312.01 · Roads Wages	81,148
4312.02 · Seasonal Plowing Wages	9,509
4312.03. Contractor Plowing	20,000
4312.04. Payroll Taxes	7,953
4312.05. Health Insurance	28,059
4312.06. Dental Insurance	1,763
4312.07. Retirement	12,746
4312.08. Travel expense	500
4312.09. Mechanic Wages	9,000
4312.10 Calcium/Magnesium Chloride	3,468
4312.11 Cold Patch	3,000
4312.12 · Roadside Mowing/Sweeping	8,800
4312.13 · Culvert Expense	3,000
4312.14 · Road Sand & Salt	20,000
4312.15 · Equipment Rental	5,000

4312.16 · Equipment Repair	3,000
4312.17 · Misc. Projects	10,000
4312.18 · Diesel Fuel	12,000
4312.19 · Plow Gears & Sanders	6,000
4312.20. Oil & Filters	600
4312.21 · Maintenance & Tune-ups	1,043
4312.23 · Truck Repairs	7,000
4312.25 · Body Maintenance	2,000
4312.26 · Tires	4,046
4312.27 · Shop supplies	3,130
4312.28 · Small Tools/Equipment	3,130
4312.29 · Large Equipment/Tools	1,618
4312.30 · Grader Repairs	1,043
4312.31 · Shop Electricity	3,594
4312.32 · Shop Heat	9,200
4312.34. Contracted Grader Services	5,150
4312.9 · Misc. Material & Supplies	20,367
4319.1 Consulting	61,502
4319.2 cell phone	750
Employee Education	1,000
<b>Total Highway &amp; Streets</b>	<b>370,120</b>
<b>4520 · Culture &amp; Recreation</b>	
4520.01 · Building Wages	138,999
4520.09 · Payroll Taxes	19,718
4520.03. Health Insurance	50,611
4520.04. Dental Insurance	3,173
4520.05. Retirement	30,244
4520.06. Travel	250
4520.07 · Cleaning Wages rec center	81,252
4520.08. Grounds Wages	2,949
Ski Lift Maintenance Wages	10,590
4194 Building Equipment Repairs	50,000
4520.11. Cell Phone	900
4194 · Building Infrastructure	50,000
4520.15. Employee Education	10,000
4194 · Pool Repair & Maint	20,000
4520.17 · Outdoor Lighting	2,400
4194 · Building Elec	62,603
4194 · building heat	57,386
4520 · Criminal Record	25
4194. Ski area Repairs & Maintenance	10,800
4194. Kitchen Equipment Repairs	6,000
4194. Maintenance Supplies	3,269
4520. Pool Chem. & Supplies	12,000
Water Usage	10,000

4520 · Trash Removal	8,000
4520 · Outdoor Repairs & Maintenance	7,000
4520 Paddle Boat Repairs	600
4520 · Equipment Rental	100
4520 · Cleaning Supplies	12,000
4520 · Other Supplies	1,000
4520 · Carpet Cleaning	1,500
4520 · Pest Control	12,000
4520 · Landscaping	2,500
4520 · Pool & Spa Inspection	600
	<b>678,470</b>
<b>Total 9200 · Infrastructure</b>	<b>1,783,222</b>
<b>Capital Preservation Plan</b>	
4312. Road Elements Paving	122,000
4312. road elements Maintenance Truck w/plow	120,000
4312. Used Grader	
water elements	
4520. Recreation Elements and Major Building	302,123
4199. Administration Element	
<b>Total Capital Preservation Plan</b>	<b>544,123</b>
<b>Growth and New in General Fund</b>	
Enterprise Elements	
Road Elements	30,000
Water Elements - matching Grant	
4520 Recreation Elements	51,700
ADA	
<b>Total Growth &amp; New Expenses</b>	<b>81,700</b>
<b>Total Growth and New</b>	<b>2,409,045</b>

## Water Department Budget

**2022  
Budget**

### WATER DEPARTMENT INCOME

3914W. Water Assessment	449,581
3503.1. Interest	1
3301. Credit Card Processing Fee	321
3401. Finance Charges	438
Grant proceeds	50,000
3401.1. Contribution from General Fund	
Meter Income	20,000

**Gross Income** 520,341

### WATER DEPARTMENT EXPENSES

#### Debt Service

4711 Bond Principle	20,000
4721 Bond Interest	1,500

**Sub-Total Debt Service** *21,500*

#### 4300 · WATER DIST & TREATMENT

##### Water Wages

4332.1 · System Repair,Materials,Supply	61,800
Wages	43,680
Payroll Taxes	3,778
Retirement	6,141
4332.11. Generator Maint.	5,781
4332.12 · Licenses/Fees/Education	18,000
4332.13 . Finance Charges	773
4332.14. Office Supplies	1,030
4332.15. Postage	1,000
Legal Expenses	10,000
4332.2 · Water Testing - DES	2,726
4332.3 · Leak Repairs	18,497
4332.4 · Engineering	51,500
4332.5 · Equip Rental	1,198
4332.6 · Telemetry	9,249
4332.7 · Misc. Projects	1,000
4332.8 · Subscriptions/ Dues	3,399
4332.9 · Water System Electricity	76,327
4335.1 · Water Treatment Chemicals	4,120
Consultant	10,000

**Sub-Total 4300 · Water Distro & Treatment** 330,000

**Total Water Department Expenses** *351,500*

### GROWTH & NEW

#### Water Elements

4909.1 Water Line Upgrade	71,400
4909.2 New Wells	0

asset management water matching funds expense

Strategic planning	50,000
<b>Sub-Total Water Elements</b>	<b>121,400</b>
<b>Total Growth &amp; New</b>	<b>121,400</b>
<b>CAPITAL PRESERVATION</b>	
4909.3. Water Elements	19,555
Water Metering Upgrades	40,000
Water Computer Software Update	
<b>Total Capital Preservation</b>	<b>59,555</b>
<b>Total Expenses</b>	<b>532,455</b>
<b>Net Income</b>	<b>-12,114</b>

<b>Growth and New</b>	
<b>Waterville Estates Village District</b>	
	<b>2022</b>
Indoor Golf	
Indoor Golf Simulator Business	
<b>Total Enterprises</b>	<b>0</b>
New Asphalt Pavement, Mill And Overlay, Phased	0
Guard Rails	
Sand Storage	30,000
Parking Expansion	
<b>Sub-total Road Elements</b>	<b>30,000</b>
Power backup Liberty Pump Houses	
Power backup Reservoir Road	
Power backup Ski Bowl	
power backup c center	
Power backup Sunset/Weetamoo	
Power backup Hill Top & Pegwood	
Water Stragic Plan Upgrades	50,000
asset management water matching funds expense	
Sunset Tank Building Repairs	3,000
Reservoir Water Building Repair	6,000
Ski Bowl Building Repairs	4,500
Pegwood Tank Building Repair	1,200
Pump House @ center paint	2,500
<b>WATER LINE UPGRADES</b>	<b>54,200</b>
sunset tank expansion	
<b>New Wells</b>	
<b>Sub-Total Water Elements</b>	<b>121,400</b>
Sound System Outdoor Pool	
Small Ticket Items	
Storage	4,000
Community Access Signs	
Outdoor Pool Capital Upgrades Pool Cover	
Deck Off Summit Lounge	
Expand Mountain View Lounge 3 Season Porch	
Upgrade Locker Rooms	
Tile Remaining Entry Level Floor	
New Outdoor Furniture	
Mower/Snow-Blower	700
Fresh Air Makeup Air in Ski Lodge	
Miniature Golf Course	
Fitness Expansion	

Racquet Ball Court	
Ski Tower Maintenance Cat Walks Lift Frames	
General Maintenance	25,000
Snowmaking	
Softball Field	
Outdoor Pool Expansion	
Cogeneration / Bio Fuel Heat	
Expand /Upgrade Kitchen?	
Expand Ski Area Base Lodge Septic	
Parking Lot Expansion Ski Area	
Smoking/Dumpster Deck/Fence	
Remodel Old Shop & Addition	11,000
Repair Community Center siding	4,500
Warming Hut Repairs	1,500
Return Terminal Lift Return Repairs	3,000
Pavilion ut back	800
Band Stand deck repainting & staining	1,200
<b>Sub-total Recreation Elements</b>	<b>51,700</b>

Spa/Pool Water Intrusion	
Spa/Pool Accessibility	
Elevator	
Other	
<b>Sub-total ADA Elements</b>	<b>0</b>
<b>TOTAL Expense</b>	<b>203,100</b>

Waterville Estates Endowment Contribution	
Anticipated CIF Income	
<b>Year End CIF</b>	

## Capital Preservation

### Waterville Estates Village District

	2022
<b>Road Elements</b>	
asphalt pavement, Mill and overlay, phased	122,000
Culvert, Inspections, Capital Repairs	
Vehicle Truck F-350	-
equipment, F-550, truck and plow, 2008 revitalized	
F-550 2022	120,000
f-350 diesel 2012	
equipment, Toyota FJ Cruiser	
Osh Kosh	
Grader replacement/repair	
<b>Sub-total Road Elements</b>	<b>242,000</b>
<b>Water Elements</b>	
Vehicle Equipment, Backhoe, 2008	-
Pipes Domestic Water And Sub-Surface Utilities	
Pumps, Domestic Water, Phased Replacements	19,555
Types, Domestic Water, Capital Repairs/Pump Stations	
New Storage Tank Liner At Ski Bowl	
<b>New Storage Tank At Sunset</b>	
<i>Water Master Planning Upgrades</i>	
Water Metering	40,000
Water Computer Software Update - Must be done	
<b>Sub-total Water Elements</b>	<b>59,555</b>
<b>Admin Elements</b>	
<b>WEVD Server</b>	
<b>Internal Wireless Business Network</b>	
<b>QuickBooks System Upgrade</b>	
Google Vault Upgrade	
New Server Room	10,000
<b>Sub-total Admin Elements</b>	<b>10,000</b>
<b>Recreation Elements</b>	
<b>Exterior Building Elements</b>	
Deck Composite Fire Pump House 500 Ft. Sq.	
Decks Wood, Replacement, Rec Center (Replace With Composite) 400 Ft. Sq.	
Deck Wood Replace W/Composite Ski Lodge 1250 Ft. Sq.	
Structures And Deck Total Replacement Outdoors	
Roofs, Asphalt Shingles, Recreation Center	
Roofs, Asphalt Shingles, Ski Lodge	
Roof Metal Maintenance Shop	
Walls, Wood Siding, Replacement Recreation Center	
Outdoor Elements	
Playground Equipment	
Ponds, Sediment Removal, Partial	
Ski Lift Poles Paint Finishes	30,000
Windows, Recreation Center, Phased Replacements	
<b>Sub-total Exterior Building Elements</b>	<b>30,000</b>
<b>Interior Building Elements</b>	
Ceilings, Acoustic Tiles, Grid Lighting.	

Computer Equipment, Phased	20,736
Door Replacements	15,000
Exercise Equipment, Phased Replacements	
Exercise Room Renovation	
Fireplace & Tv For Ski Area - Other End Of Lodge	
Floor Coverings Carpet 1050 Yards Square	
Floor Coverings Wood Laminate 100 Yard Sq.	
Furnishings/ Furniture	3,500
Kitchen Equipment Rec Center, Phased	48,887
Locker Rooms Renovation Complete (Including Handicap Locke room)	
Replace Carpet In Office Area	
Rest Rooms Renovation	
Restrooms, Renovations, Recreation Center	
Ski Lodge Renovation Complete	
Ski Lodge Renovation Partial	
<b>Sub-total Interior Building Elements</b>	<b>88,123</b>
<b>Building Services Elements</b>	
Building Services Equipment, Rec Center Plumbing	30,000
Hvac Repairs	100,000
boiler replacement	
boiler room design	
Life Safety System, Control Panels And Emergency Devices	
Pump Fire Suppression, 90-Hp (Includes Controller)	
Pump, Fire Suppression	
Pumps Septic System Phased	
Security System, Recreation Center	8,000
Security Cameras/ Key System	14,000
Septic System Leach Field Rebuild, Recreation Center	
Septic System Leach Field Rebuild, Ski Lodge	
Ski Lift, Electrical Upgrades	
Ski Lift Mechanical Equipment	
Ski Lift Replace Electric Motor	
Building Drainage	2,000
<b>Sub-total Building Services Elements</b>	<b>154,000</b>
<b>Property Site Elements</b>	
Asphalt Repaving, Phased 8,368 sq. yds.	
Dams Inspections and Capital Repairs	
Dam repair	
Generators Emergency (includes Transfer Switch)	
Landscape Ski Trails, Tree Grooming	
Light Fixtures Ski Slope	
Mailbox stations @ front walkway	
Signage Replacement	
Tennis and Basketball Courts total rebuild	
Tennis and Basketball Courts , Fence	
Tennis and Basketball Courts, Light Poles and Fixtures	
drainage around courts	
Tree work around courts	
Tennis and Basketball Courts, Surface Replacement	
Pavilion Wood	
<b>Sub-total Property Site Elements</b>	<b>-</b>
<b>Recreation Vehicles</b>	
Vehicle Equipment, Mower	
Vehicle Polaris ATV	

Vehicle Ski Equipment, Snow Mobile	
Vehicle Snow Equipment, Snow Groomer	
<b>Sub-Total Recreation Vehicles</b>	-
<b>Pool Elements</b>	
Concrete Deck, Textured Coating, Partial Replacement, Indoors	
Concrete Deck, Inspections, Partial Replacement, Outdoors	
Pool Covers	
Pool Deck Composite, 6980 Ft. Sq.	
Fence Mahogany	
Furniture, Phased	
Mechanical Equipment Spas Pools, Phased	20,000
Pool Finishes Plaster, Indoors	
Pool Finishes Tile, Indoors	
Pool Finishes Plaster, Outdoors	
Pool Finishes Tile, Outdoors	
Pool, Structure, Indoor Oval, Total Replacement	
Redo Flooring In Indoor Pool Area	
<b>Sub-Total Pool Elements</b>	<b>20,000</b>
<b>General Elements</b>	
Deferred Maintenance	
Misc. General Maintenance	25,000
<b>Sub-total General Maintenance Elements</b>	<b>25,000</b>
<b>Sub-Total Recreation Elements</b>	<b>302,123</b>
<b>Total Anticipated Expenditures by Year End</b>	<b>628,678</b>

<b>Recreation Fund</b>	<b>Preposed Budget by Budget Committee 2022 Budget</b>	<b>WEA Preposed 2022 Budget</b>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>9000 · WE Recreation Fund Income</b>		
9000.1 · RMA Fee	404,642	404,642
9000.2 · Facility Common/Services	15,000	15,000
9000.5. Northway Interest	10	10
9000.6 WEVD 1 Time Funding		
<b>Total 9000 · Recreation Income</b>	<b>419,652</b>	<b>419,652</b>
9001.01 CC Processing Fee	50	50
9001.3 · Vending - Games	200	200
9001.4 · Vending - Soda	620	620
9001.5 · Vending Snack Foods	100	100
9001.6 · C MT General Merchandise Income	5,000	5,000
9001.7 · Tanning	0	0
9001.8 · Misc. Income	30	30
9001.9. Movie Rentals	0	0
<b>Total 9001 · Recreation Income</b>	<b>6,000</b>	<b>6,000</b>
<b>9002 · Food &amp; Beverage Income</b>		
9002.1 · Soda & Non-Alcoholic Beverages	3,400	3,400
9002.2 · Food Income	20,000	23,000
9002.3 · Liquor Income	27,000	30,000
9002.4 · Beer Income	25,000	25,000
9002.5 · Wine Income	5,000	5,000
<b>Total 9002 · Food &amp; Beverage Income</b>	<b>80,400</b>	<b>86,400</b>
<b>9003. Campton Mt. Income</b>		
9003.1. Campton Mt. Fund Raiser	0	0
9003.2. Campton Mt Tickets	29,000	20,000
9003.4. Food Income	25,000	25,000
9003.5 Non-Alcoholic Beverages	1,000	1,000
9003.6. Liquor Income	11,000	15,000
9003.7. Beer Income	12,000	15,000
9003.8. Wine Income	3,000	4,000
9003.9 Campton Mt. Bank Interest	3	3
<b>Total 9003 · Campton Mt Income</b>	<b>81,003</b>	<b>80,003</b>
<b>9004 Event &amp; Function Income</b>		
9004.1 · Event Income	6,000	6,000
<b>Total 9000 · WE Recreation Fund Income</b>	<b>593,055</b>	<b>598,055</b>
<b>Total Income</b>	<b>593,055</b>	<b>598,055</b>

**Cost of Goods Sold****9203 · Cost of Goods Sold****9203.01 Events - Food**

<b>9005.03. Campton Mt. Fund Raiser Food</b>	0	0
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<b>9005.04 · CC General Merchandise</b>	1,000	1,000
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<b>9005.?? Campton Mt General Merchandise</b>	3,000	0
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<b>9005.06 · Vending Machine - Soda</b>	500	500
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<b>9005.07 · Food</b>	26,250	26,250
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<b>9005.08 · Soda &amp; Non Alcoholic Beverages</b>	3,000	3,000
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<b>9005.09 · Beer</b>	14,000	14,000
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<b>9005..10 · Liquor</b>	12,000	12,000
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<b>9005.11 · Wine</b>	2,000	2,000
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<b>9005.12. Bar Supplies</b>	3,000	3,000
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<b>Total 9005· Cost of Goods Sold</b>	<b>64,750</b>	<b>61,750</b>
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<b>Total Cost Of Goods Sold</b>	<b>64,750</b>	<b>61,750</b>
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<b>Gross Profit</b>	<b>528,305</b>	<b>536,305</b>
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**Expense****Recreation Expense****9101 · Business Expense****9101.01 · WEA Admin Wages**

<b>9101.03 · WEA Admin Wages</b>	0	0
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<b>9101.02 · Admin Help</b>	0	0
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<b>9101.03 · Workman Comp</b>	0	0
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<b>9101.04 · Payroll Taxes</b>	0	0
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<b>9101.05 · Travel Reimbursement</b>	550	550
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<b>9101.07 · Copier Lease</b>	2,400	2,400
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<b>9101.08 · Dues &amp; Subscriptions</b>	6,500	6,500
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<b>9101.09 · Office Supplies</b>	5,000	5,000
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<b>9101.10 · Finance Charges</b>	11,000	11,000
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<b>9101.11 · Licenses &amp; Fees</b>	10,100	10,100
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<b>9101.12 · Misc. Expenses</b>	2,500	2,500
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<b>9101.13 · Telephone</b>	6,100	6,100
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<b>9101.14 · Internet Access</b>	3,500	3,500
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<b>9101.15 · Advertising</b>	2,500	2,500
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<b>9101.16 · Postage</b>	1,000	1,000
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<b>9101.17 · Computer Support</b>	7,000	7,000
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<b>9101.18 · Computer Supplies</b>	2,700	2,700
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<b>9101.19 · Cable</b>	2,500	2,500
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<b>9101.20 · Payroll Fee</b>	3,000	3,000
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<b>9104.30. Cell Phone</b>	0	0
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<b>9104.22 · Health Ins</b>	0	0
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<b>9104.24 · Dental</b>	0	0
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<b>9104.28 · Retirement</b>	0	0
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<b>9101.25 Criminal Record</b>		
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9101.06 · Employee Education	0	0
9101.26 RMA - Maintenance and Recreation Fe	364,744	74,260
<b>Total 9100 - Business Expense</b>	<b>431,094</b>	<b>140,610</b>
<b>9200.0 · Rec Center Infrastructure Wages</b>		
<b>9300. · Campton Mt. Expenses</b>		
<b>9300.01 Ski Area Lodge Wages</b>		
9300.02 · Ski Bartenders Wages	19,234	19,354
Covid Compliance Person	0	0
9300.03 Ski Area Cooks	37,143	37,713
9300.06 Ski Instructor Commission	0	0
9300.07 · Payroll Taxes	6,663	6,753
9300.08 · Criminal Record	200	200
Cleaning wages	968	1,386
Retirement	4,715	4,737
<b>Total Ski Lodge Wages</b>	<b>68,922</b>	<b>70,143</b>
<b>Ski Lift Operations</b>		
9300.04 · Ski Lift/ Patrol Wages	18,165	15,714
9300.05 . Trail Groomer Wages	4,860	4,860
Payroll Taxes	1,992	1,780
<b>Total Ski Operation Wages</b>	<b>25,017</b>	<b>22,354</b>
<b>Total 9300.01 · Ski Area Wages</b>	<b>93,938</b>	<b>92,497</b>
<b>Ski Lodge Expenses</b>		
9300.10 · Building Heat	6,000	1,200
9300.12 · Cable & Internet	4,300	4,300
9300.13 · Bar Supplies	1,500	1,500
9300.14 · Kitchen Supplies	4,500	4,500
Cleaning supplies	3,500	3,500
9300.16. Fund Raiser Exp.	0	0
9300.17 · Misc. Expense	6,500	6,500
Uniforms	1,000	1,000
Events	3,000	3,000
9300.21. Trash Removal	4,000	4,000
9300.23 . Web Hosting	1,200	1,200
<b>Total Lodge Expenses</b>	<b>35,500</b>	<b>30,700</b>
<b>Ski Lift Operations</b>		
9300.20. Tickets	2,000	2,000
9300.24 Groomer Diesel	2,700	2,700
9300.25 . Electric	16,000	6,000
9300.26 · Snowmobile Parts & Maintenance	400	400
Lift Repairs & Maintenance	10,800	0
Misc. Expenses		0
9300.18. Mowing	2,400	2,400
9300.19. Inspections	3,500	3,500
ski area insurance	10,000	0

snow cat maintenance	10,130	10,130
Lifty Uniforms	1,000	1,000
Total Lift Expenses	<b>58,930</b>	<b>28,130</b>
<b>Total 9300 Other Campton Mt Expenses</b>	<b>188,368</b>	<b>151,327</b>
<b>Total 9300 · Campton Mt. Expenses</b>	<b>188,368</b>	<b>151,327</b>
9400 · Skating Pond		
9401 · Jeep	0	0
Total 9400 · Skating Pond	0	0
9500 · Lounge Expenses		
9500.01 · Lounge Wages		
9500.0 · Summer Rec Person		
9500.02 · F&B&F Admin Wages	11,700	11,700
9500.06 · Bartenders	24,954	25,923
9500.07 · Kitchen Wages	47,513	48,083
9500.08 · Pool Side Servers	0	0
9500.09 · Events Staff	0	0
9500.10 · Health Ins	22,516	22,516
9500.11 · Dental Ins	1,410	1,410
9500.12 · Retirement	7,053	7,270
9500.13 · Payroll Taxes	9,337	9,455
9500.14. Cell Phone	600	600
9500.15 · Employee Education	700	700
9500.16 · Criminal Record	250	250
9500.17 · Travel	250	250
9210.29 Weekend Lead	0	0
9210.31. E & F Admin Assist Wages	0	0
Total 9500 · Lounge Wages & Benefits	<b>126,283</b>	<b>128,157</b>
9500.19 · Comp& House Charges	2,500	1,000
9500.20 · Waste Product	3,000	3,000
9500.21 · Bar Supplies	2,000	2,000
9500.22 Kitchen Supplies	3,000	3,000
9500.23 Equipment Repairs	750	750
9500.24. Casual Labor	400	400
9500.25 · Meals Tax	11,254	12,444
9500.26 · Entertainment	15,000	15,000
9500.27 · Events Expenses	5,000	5,000
9500.28 · Lounge Supplies	1,500	1,500
9500.29 · Laundry	5,000	5,000
Uniforms	1,000	1,000
9500.30 · Rec Supplies	0	0
Total 9500 - Other Lounge Expenses	<b>50,404</b>	<b>50,094</b>
<b>Sub-Total 9500 · Lounge Expenses</b>	<b>176,687</b>	<b>178,251</b>
9600 · Front Desk Expenses		
9600.01 · Front Desk Wages		

<b>9600.02 · Front Desk</b>	94,566	82,086
<b>Covid Compliance Person</b>	0	0
<b>9600.03 · Payroll Taxes</b>	8,202	8,202
<b>9210.16 · Dental Ins</b>	705	705
<b>9600.04 · Travel</b>	50	50
<b>9210.19 · Health</b>	11,417	11,417
<b>9210.20 · Education</b>	1,500	1,500
<b>9600.05 · Criminal Record</b>	75	75
<b>9600.06 · Cell Phone</b>	300	300
<b>9211.1 · Retirement</b>	5,454	5,454
<b>9600.08 · Front Desk Expenses</b>	2,500	2,500
<b>Sub-Total 9600.01 · Front Desk Wages &amp; Benes</b>	<b>124,769</b>	<b>112,289</b>
<b>Front Desk Rec Supplies</b>	2,400	2,400
<b>9600.07. Purchased Movies</b>	0	0
<b>Sub-Total 9600 · Other Front Desk Expenses</b>	<b>2,400</b>	<b>2,400</b>
<b>Sub-Total 9600 · Front Desk Expenses</b>	<b><u>127,169</u></b>	<b><u>114,689</u></b>
<b>Total 9200.0 · WEA Recreation Expense</b>	<b>923,318</b>	<b>584,877</b>
<b>Total Expense</b>	<b><u>923,318</u></b>	<b><u>584,877</u></b>
<b>Net Ordinary Income</b>	<b><u>-395,013</u></b>	<b><u>-48,572</u></b>

# Waterville Estates Village District

## 2021 Outdoor Courts Committee Annual Report

In January, a community survey was sent out to determine interest in outdoor recreation courts. The survey provided valuable information and comments to help guide the Committee with a long-term plan for our outdoor courts.

Two options were developed and shared with the community through public online sessions and handouts. The Committee recommended a two-option approach with corresponding warrant articles for funding to the Commissioners. The options were endorsed by the Commissioners and the warrant articles were presented at the WEVD annual meeting on April 24, 2021. The initial option of rebuilding both racket court batteries and the basketball court were approved by the voters.

The OCC proceeded to develop two Requests for Proposals (RFP), one for racket courts and one for the basketball court. The RFP for racket court reconstruction was drafted, approved, and sent to four racket court contractors with a deadline of June 30<sup>th</sup>. The RFP deadline was extended to 7/30/2021 to provide additional time for the respondents to complete the RFP as the companies were completely under-staffed after re-opening. After a vetting process with Vermont Recreational Surfacing and Fencing, the RFP was recommended to the Commissioners for acceptance and approved at the August 21<sup>st</sup> meeting. The schedule of work is as follows:

**2022** Site work - existing court demolition, tree removal & pruning, drainage repairs  
Construction - regrading, paving base layer, fence posts, and net posts

*The asphalt base needs 6 months of curing before final surfacing can be applied.*

**2023** Court Surfacing - finish coat, painting, and striping (*incl. new basketball half-court*)  
Finish - fencing and landscaping, installation of equipment

An RFP was developed for the basketball court reconstruction which included drainage work and the handicap parking area. Four paving contractors were engaged with an RFP response date for July 9<sup>th</sup>. All contractors declined the work. It was determined that the drainage work associated with the RFP, along with the installation of the basketball post, was not work the paving contractors wanted to take on. The OCC took a different approach and asked the interim General Manager, John Scruton, to investigate contractors who would be willing to take on the drainage and site work, then the paving contractors would be re-engaged for the new asphalt surface. Dirt Designs by Johnson Bros. provided a bid for the drainage site work.

A community member informed the OCC that the existing volleyball court net system is not to regulation standards and the court sand is in need of a refresh. It was deemed that a regulation volleyball net system, which provides adjustments for both volleyball and badminton play, should be purchased and installed, as well as a sifting device. A net system and sifter were purchased, with funding from Waterville Estates (homeowners) Association Capital Improvement Funds and is awaiting installation.

Thank you to our committee volunteers; Stan Bujalski, Dick Mayo, Maureen Patti, and OCC retiree, Madhu Challagulla. Bruce Marks filled Madhu's committee seat in the fall of 2021. The Outdoor Courts Committee (OCC) met twenty-one times in 2021.

Respectfully submitted, Dave Ketcham (Chair)

**2021 Annual Report**  
**Roads and Water Master Plan Committee**

During 2021 the Water Committee secured bids and selected a firm to help Waterville Estates Village District (WEVD) develop a Water Master Plan. The firm Dubois and King has done an evaluation of all aspects of the water system including, water use, sourcing, treatment, and storage. Part of this process involved creating an Asset Management Plan which takes an inventory of the components of the water infrastructure, evaluates their condition, and prioritizes their repair or replacement. The Committee applied for and received an Asset Management Grant from the NH Department of Environmental Services. These matching funds grant of \$20,000 helped offset the costs associated with creating the Water Master Plan. The Asset Management Plan will help WEVD plan and execute system repair and replacement as necessary and result in fewer disruptions through preventative maintenance programs.

The Water Committee discovered that WEVD did not have a “definitive use water ordinance” which is required for all Community Water Systems. The New Hampshire Municipal Association (NHMA) recommended securing the assistance of an engineering firm to help draft this ordinance. Dubois and King provided the Committee with a model ordinance and helped shape it to fit our community and water system. The ordinance required a section on how the WEVD will fund the water system. This led to the decision that a metered rate would be the most equitable way to fund the water system. The Committee needed time to evaluate water meters and vendors to find the most effective system for our community and staff. In order to fund the water system for 2022, a temporary water rate structure was recommended and adopted. Funds from water rates will be held in the Water Fund and used only to operate, repair, and improve the water system. The Committee has selected a vendor and meter type and made its recommendation to the Commissioners.

Our Community Water system is more than 50 years old. As such, there are often water line breaks that lead to water loss and outages. The Committee has secured a free leak survey from the NH Department of Environmental Services. This Summer NHDES will examine a portion of our water distribution system to locate any leaks that may be present so that they may be repaired. The Committee will apply this year to have the remainder of the system surveyed in 2023. Finding the leaks in our system will make it more efficient, productive, and safe.

In 2022, the Committee will work on multiple facets of our Road and Water Systems, but these are a few of our priorities:

1. NH DES recommended some years ago that WEVD develop a new water source. To that end a suitable well site was found, and some initial work was performed. Due to increased demand from new homes, increased guest visitors and more full-time residents, it is time to complete the new well site.
2. The Sunset Tank and associated pump station need to be rebuilt.
3. The treatment station at the Ski area needs repairs.
4. Evaluation of our Road System and development of 5- and 10-year plans for repair, paving and expansion.

WEVD Roads and Water Committee

## ADA Accessibility Committee Submission for 2021 Annual Report

Waterville Estates Village District (WEVD) Americans with Disabilities Act (ADA) Accessibility Committee

As Chair of the ADA Accessibility Committee, I would like to share an overview of this advisory committee.

The advisory committee was established on 5/27/2021. Current Members: Jacqueline Herlihy - Committee Chair, Joseph Feiner, Katrina Laczkow, and Maureen Patti. Former members Karen Beek, Harry Bertino.

In 2021, the committee met eight (8) times.

The committee recognizes the importance of and will endeavor to ensure that all owners, and guests of Waterville Estates, are able to access the facilities and can engage in all community activities.

As a result of this Committee's work, the WEVD Commission adopted a policy requiring that ADA Accessibility compliance will be included in new projects and/or rehab projects which impact access at the Community Center and the Ski Lodge. The suggestion that the District ensure future projects are reviewed for ADA compliance was made by ADA Accessibility Committee member Joseph Feiner. Thank you, Joe.

The committee recommended to the Commissioners that an expert be retained to review ADA compliance and to advise how best to meet ADA standards and improve access. The Commission retained an expert who conducted a walk-through of the Community Center and Ski Lodge on January 27<sup>th</sup>, 2022.

Retention of this consultant will assist the District in reviewing future projects/repairs which impact accessibility to determine if the plan(s) meet ADA standards.

I would like to thank all ADA Accessibility Committee members, past and present, for their time and energy.

Sincerely,

Jacqueline Herlihy

## RECORDS COMMITTEE SUBMISSION FOR 2021 ANNUAL REPORT

The Waterville Estates Village District (WEVD) Records Committee was established in 2020 at the suggestion of the duly elected Clerk, Mr. Matt Smith. Unlike the other WEVD advisory committees, a committee to “govern the disposition of municipal records” is required by NH law (RSA 33-A:3). The WEVD Records Committee is required to include the municipal clerk, treasurer, and a representative of/for the Commission.

In 2021, the Records Committee engaged in several different tasks.

1. The Records Committee continued the work of researching requirements for the retention and disposition of municipal records and best Right-to-Know practices. A number of procedures were written for consideration by the Commissioners. These procedures were adopted by the Commission with some minor amendments.
2. The Committee completed the cataloging and review of the boxes of municipal records found in the Community Center basement.
3. The Committee reviewed options for digital storage of municipal records.
4. The Committee has begun the cataloging of the oversized plans and documents stored in the Board Room, above the WEVD offices. The plan is to scan those oversized documents required to be retained per RSA Chapter 33-A and then move all the documents into the flat file storage units which are located in the WEVD offices.

Throughout this process, the Committee has identified and retained any Waterville Estates (homeowners) Association (WEA) records, including oversized plans, for use and or retention by the Association.

At the current time, the Records Committee does not have a Chair. As a result, I have authored this report.

I would like to take this opportunity to thank all the current -- Terry Bennett, Rob Diefenbach, Anthony Patti, Ryan Timms, and Ellen Witt -- and former Records Committee members – Linda Ivers and Matt Smith -- for their work over the past year.

Thank you.

MAUREEN PATTI,  
WEVD Commission Chair

## Budget Advisory Committee 2021 Annual Report

The Budget Advisory Committee is currently comprised of four members and a commissioner ex-officio member. Meetings are held during the budget season, October through January, every Monday of the month at 3 PM, affording Village employees to avoid having to add to their workday.

The purpose of the committee is to help management build the plan year budgets, understand cost structures, explore current and future challenges that may require tax dollar outlays, identify potential savings opportunities, and then provide the commissioners with a committee opinion of the final assembled budget.

The Committee's 2021 Budget efforts began in 2020. It took longer than expected to complete the above-stated objectives. Much of the cause was related to the newness of the processes being established. However, it was also due to discovery of many budgeting discipline shortfalls that needed to be addressed. Evident was the lack of future capital expenditure strategies and needs planning. Compounding the problems, it was determined the actual cost of municipal services was clouded. Many expenses were inappropriately being assigned. No one knew the actual cost of roads, water, or recreation. Expenses related to recreation were being paid by the district, diverting monies away from essential service needs. Unable to fully address the situation at the time, the assembled final budget continued the expense assignments but focused on allowing voters to separately address shortcomings via individual warrant articles and thereby setting aside some monies for neglected contingencies.

Our 2022 Budget discussions and reviews began in October with the committee meeting every Monday with a few holidays and Covid outbreak exceptions. Meetings were held in person as well as available on Zoom. The committee was determined to help the community clearly see the real costs of services provided.

The committee focused on obtaining input from the department leads regarding their challenges, needs, and future plans to deliver the best of services to the community. The input from everyone was invaluable and greatly appreciated, making the budget a better management tool. Hours were spent assessing electrical costs and assigning them to departments based on use.

We continued to work upon identifying WEVD controllable costs with the community's needs in mind. We worked to ensure the district's primary responsibilities are being appropriately funded. The 2021 budget contained many planned expenditures not related to Roads, Water and Building maintenance, but more the expense of delivering recreational services. These expenses have now been appropriately directed to Recreation via the new RMA contract with the "recreation department", aka, the association, who is able and responsible for charging the necessary fees to cover costs for services rendered. Identifying and separating out these expenses from the general budget allows the community to see the outsized cost of these services relative to our commitments to Roads, Water, and Building Maintenance. By freeing up resources, we can now dedicate them for use with essential capital planning and improvements of roads, water, and asset maintenance.

The WEVD 2022 plan year budgeted expenses are increasing due to the rising costs of labor and materials. Concomitantly, to improve our ability to address historic deferred maintenance and move away from just putting out fires, additional staff was added in all departments, enhancing the ability to be more responsive and proactive.

The committee wants to thank the management and the department leads for their time during this process.

Respectfully submitted,

Denise Bujalski  
Mark Canfield  
Rob Diefenbach  
Ned McElroy  
Gerry Panuczak

## 2021 Campton Mountain Snowmaking Committee.

The Campton Mountain Snowmaking Committee was formed in April 2021 to investigate expanding our snowmaking system. Currently we have one fan gun that we use to blow snow on the practice slope.

The Committee contracted with Sno.matic to develop a site-specific snowmaking plan for Campton Mountain. The plan will source water from the upper pond (the smaller pond across the street from the Rec. Center). A low-pressure pump will deliver water via a 4" line approximately 1000' to the mountain where a second high pressure pump will feed the water to the fan gun(s). The 4" high pressure line will run up the western side of the Lazy 8's trail allowing us to cover the Lazy 8's and Glide Path trails. It will also allow us to blow snow on upper portion of the Tail Spin trail. With our Bombardier groomer, we will be able to push snow down Tail Spin to where it connects with Glide Path. The goal is to make snow in late fall, allowing operations throughout the entire winter.

This past December, work was performed at the existing pumphouse located near the base of the mountain. A backflow preventer and a water meter were installed. Additionally, the lighting on the practice slope was upgraded. The new lights are brighter and significantly more energy efficient than the previous ones. The cost of the new lights, improvements, and water were paid by Friends of Campton Mountain. Snow was made in late December and early January allowing us to open the practice slope. At the time of this report, the upper mountain has not received enough snow to open. Campton Mountain averages approximately 100" of snow each winter. To date, 33.9" of snow has fallen on Campton Mountain. Since Campton Mountain reopening in 2011, there were two seasons where there was not enough natural snow to open the mountain for the season. The other seasons were cut short due to lack of natural snow.

In the fall of 2021, a survey went out to owners seeking feedback. The results received show that over 90% of the owners support the operation of the mountain and many stated snowmaking would improve their overall experience and would increase their frequency of skiing knowing there would be a consistent opening. The results also showed that people would be willing to pay more for better surface conditions.



## 2021 Gross Pay - Village District Employees Officials

<b>Employee</b>	<b>Department</b>	<b>Gross Pay</b>
Archer, Ian M	Maintenace	\$3,086.48
Ash, Edward	Ski Lifty	\$279.93
Avery, Ryan R	Roads/ Mecanic	\$13,402.33
Baert, Stephen M	Roads/ Water Dept Head	\$57,029.64
Ballou, Amy L	Front Desk	\$3,765.19
Bell, Andrew W	Ski Patrol	\$1,418.98
Bennett, Terry	Phone Operator	\$53.05
Benton, Ericka	Food & Beverages/ Ski Op	\$15,309.83
Benton, Kale C	Cook	\$275.62
Bilotti, Christopher	Bartender	\$863.78
Bujalski, Denise	Phone Operator	\$91.84
Cain, James	Ski Lifty & Maintenace	\$3,834.66
Canfield, Andrea	Phone Operator	\$79.39
Collins, Justin	Ski Lifty/ FBF Suport	\$950.30
Collins, Kacie	Roads	\$39.20
Cornejo Mora, Nicolas	Cook	\$845.75
Cox, Thomas	Front Desk	\$5,271.42
Crowe, Hallie Winsor	Ski Lifty	\$813.74
Daughen, Alexis J	Bartender	\$538.18
Daugherty, Amanda	District General Help	\$180.60
Demers, Benjamin D	Cleaner	\$19,896.59
Demers, Nancy	Rec Admin Support	\$906.94
Denton, Claire	Front Desk	\$179.18
Diefenbach, Robert	Commissioner Stipen	\$1,000.00
Duffield, Thomas A	Ski Patrol	\$1,199.73
Duffy, Tracy A	Head Chef	\$41,867.63
Fleck, Juli	Rec Admin Support	\$3,442.13
Flood, Trevon	Cook	\$212.26
Frame, Alana	Ski Lifty	\$1,005.34
Geldermann, Maura J	Dictrict Admin Assistant	\$1,824.01
Georges, Bernadette	Rec Admin Assistant	\$6,584.25
Gibney, Peter A	Ski Lifty	\$1,786.06
Hart, Emaline	Bartender	\$1,123.90
Hershey, Erin V	Rec Admin Assistant	\$6,570.86
Herlihy, John	Commissioner Stipen	\$600.00
Hunter, Zachary	Ski lifty/ Cook	\$3,922.93
Jones, Chad	Ski Lifty	\$66.18
Kennedy, Zachary A	Building Maintenace	\$19,168.06
Kern, Sean	Ski Lifty	\$208.50
Ketcham, Roberta	Phone Operator	\$108.99
King, Shaelyn M	Front Desk	\$4,972.37
Kinney, Judy L	Assistant General Manager	\$85,914.83
Kunz, Ellacoya	Ski Lifty	\$552.26
Lappetito, Ryan	Cook	\$867.86

## 2021 Gross Pay - Village District Employees Officials

Layne, Anna	Bartender	\$804.33
Lindblom, Patricia A	Admin Assistant	\$28,759.53
MacDonald, Ryan	Cleaning/ Maintenance	\$20,685.81
Martin, Megan	Bartender	\$75.07
Mauchly, Noah	Front Desk	\$4,724.02
McDermott, Susan	Phone Operator	\$32.75
McDonald, Cailey A	Food Expeditor	\$165.67
Monroe, Tanya R	Front Desk	\$651.00
Mraz, Jonathan R	Food Expeditor	\$153.50
Murdock, Maggi R	Ski Lifty	\$388.58
Nicodemus, Malachi J	Maintenace	\$740.76
Oldmixon, Jaime N	Ski Op Manager	\$1,892.04
Osborne, Lindsay E	Front Desk	\$7,824.66
Panuczak, Gerry	Commissioner Stipen	\$6,000.00
Patti, Maureen	Commissioner Stipen	\$600.00
Pelchat, Shawn E	Maintenace Manager	\$60,783.17
Royea, Tiffany M	Food/ Beverage Manager	\$22,247.08
Ryszczyk, Jason F	Ski Lifty	\$2,504.70
Showers, Naomi R	Front Desk	\$212.50
Smith, Allison M	Dist Admin Assistant	\$10,024.64
Smith, Corey	General Manager	\$59,356.76
Smith, Kelly L	Cook	\$1,974.94
Smith, Stella M	Ski Lifty	\$1,974.94
Steer, Jared D	Ski Patrol	\$729.54
Tewksbury, Cayden	Cook	\$1,234.51
Tewksbury, Jasmine	Bartender	\$1,209.75
Thorne, Joseph P	FBF Suport	\$71.75
Timms, Ryan	Commissioner Stipen	\$800.00
Tole, Erin E	FBF Suport	\$832.32
Tole, Terri L	Front Desk Maager	\$18,942.05
Toolin, Cheryl	Font Desk	\$7,764.01
Toolin, Kelsey M	Cleaning	\$19,778.92
Westberg, Kaya	Cook	\$2,294.90
Wilson, Samuel M	Ski Lifty	\$182.02
Witt, Ellen	Commissioner Stipen	\$200.00

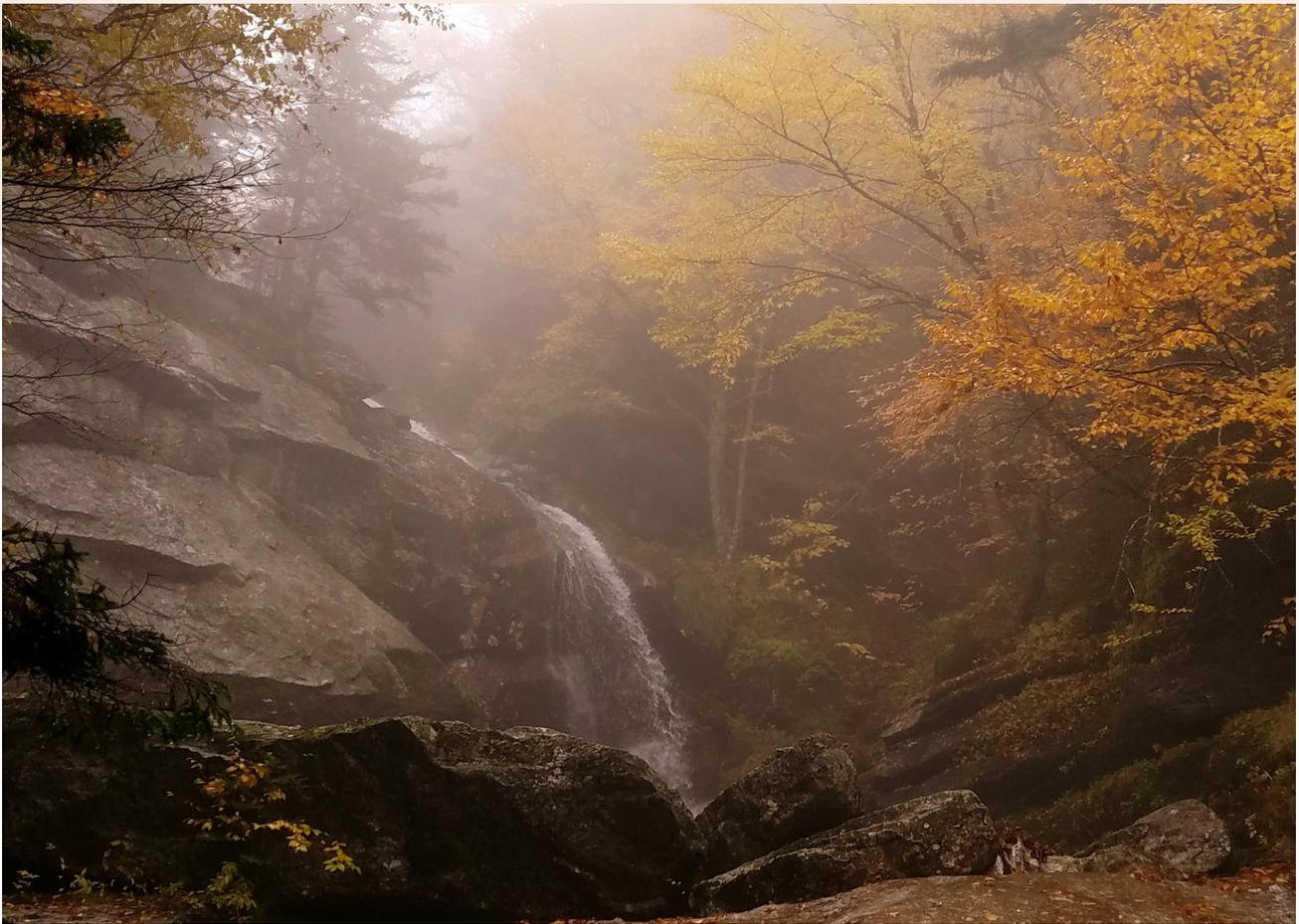


*THIRD PLACE WINNER  
OF THE FIRST ANNUAL PHOTO CONTEST*



*ANDY ENGLEWARD  
75 FOREST DRIVE*

**WATERVILLE ESTATES  
VILLAGE DISTRICT  
ANNUAL REPORT  
2021**



*LEV ZARAKOVICH  
34 CAMPTON MOUNTAIN RD*

*SECOND PLACE WINNER  
OF THE FIRST ANNUAL PHOTO CONTEST*