Waterville Estates Village District

Budget Advisory Committee Meeting December 28, 2020

The Budget Advisory Committee meeting was called to order at 1600 hours via Zoom. Present were Mark Canfield, Linda Ivers, Gerry Panuczak. Guests included Maureen Patti, Madhu Madhavi, Chris Berardi, Daniel Muldo, Rick LeBlanc, John Cox, William Donohue, James Reynolds, Kimberly Pacheco, Sean Tole, Corey Smith, and James McKenna.

Ms. Ivers made a motion to accept 12/14/2020 meeting minutes. Mr. Canfield seconded the motion. All members present voted affirmative.

Shawn Pelchat was present to discuss his role at Waterville Estates and his participation in the facilities maintenance budget. He has worked for the District for 6 years and has many years of building industry experience. He does not have a builder's license, as it is not required in New Hampshire, but follows Federal codes with any construction projects. He currently has no employees reporting to him but occasionally uses contract support when projects require it.

Mr. Pelchat's primary duties are upkeep and maintenance of the ski lift and rope tow, maintenance of the facilities, and support for Winter plowing activities. Mr. Pelchat has a support network of employees at other New Hampshire ski areas that help him with chair lift issues. Summer is when most of the preventative maintenance is supposed to be conducted but due to other work around the Estates required of him, he often finds himself doing this work in December. Mr. Pelchat shares space at the Lodge as a workshop, however, he has no dedicated space for tools, parts, work projects, etc.

Mr. Pelchat stated that each year all ski lift pivot wheels, bearings, and superstructure items are inspected, greased, and/or replaced if necessary. Mr. Pelchat uses harnesses attached to the superstructure to access the lift towers but often the weight of items replaced create great stress when in this position. Currently both lifts have been inspected by the State. The chairlift requires an auxiliary power motor to be rebuilt or replaced prior to a certificate for operation. Mr. Pelchat has no specialized licenses for lift maintenance operations but stated that the lifts need additional equipment improvements to make his work safer and easier to perform. The capital improvements required include catwalks and frames for the towers. The catwalks cost $5200 each, and there are 8 towers that would require them. The committee was left with the understanding that not addressing this is a significant safety concern.

Mr. Pelchat discussed possible use of the lift in the summer months as he had heard ideas were being floated about making the mountain a year-round activity center. He cautioned about the need of an upgrade to the lift to keep it from overheating and shutting down during warm weather use. He quickly mentioned a cost of approximately $25,000. Mr. Pelchat commented on the condition of the Lodge exterior siding, stating that water intrusion has been gradually eroding the cement boards and that this condition needs to be addressed.

Mr. Pelchat indicated that most tools he is using are his own. Using his own tools often make the job easier. He receives no compensation for use of his tools but that he has a gentleman's agreement with the General Manager to have broken tools replaced at District expense. When asked about WE tools available to him, Ms. Ivers stated that an inventory of District tools and parts is currently being conducted. Ms. Ivers recommended an annual stipend be paid in lieu of tool replacement, opining that we should not be expected to pay for a tool that happens to break while being used here when the tool is also used on non-Estate work. Mr. Canfield agreed with this possible change suggestion and will research how that might be constructed using local businesses that use the same approach with their employees.

Mr. Canfield asked Ms. Ivers to comment on the recent Campton Mt Food and Beverage Proforma and summary. Ms. Ivers stated that according to Association By-laws, operations are not required to make a profit but did indicate that breakeven was a reasonable expectation. Ms. Ivers stated she felt that overstated additional costs were being put into the Proforma, and that our expense to income ratio was better than the industry guideline. Ms. Ivers recalculated the Proforma based on her considerations. However, Ms. Ivers agreed that a projected loss from this operation was likely. Ms. Ivers believed the gross loss number expected should be reduced to its impact on individual homeowners. Based on Ms. Ivers calculation the net effect of Campton Mt Food and Beverage operations to each property is ($150). Mr. Canfield stated the Proforma presented represented a starting point for analysis, discussion and recommended action and not implied to be 100% accurate.

Mr. Canfield asked that committee members be prepared to discuss their budget assignments at the next committee meeting. Mr. Canfield suggested that Ericka Benton attend our next committee meeting. There was a brief question & answer period.

The next meeting was scheduled for January 4, 2021 at 1600 hours. The meeting was adjourned at 1756 hours.

Respectfully Submitted

Gerry Panuczak

Attachments:

Campton Mt Food and Beverage Proforma

Campton Mt Food and Beverage Proforma Summary.