Budget Advisory Committee Meeting
562 Winterbrood Rd., Campton, NH 03223
October 30, 2023
Called to order at 4:00 p.m.

Attendees: Management - Ron Beard, Sean Pelchat MRI Consultant – Rita Donaldson
Committee Members – Mark Canfield, Dave Spinney, Denise Bujalski, Bill Mitchell, Rob Diefenbach (Zoom)
Zoom: Jim Cahill, Nancy Seward

A motion was made by Ms. Bujalski to adopt the agenda, seconded by Mr. Canfield, and approved by all. A motion was made to accept the 10/16/23 minutes by Mr. Spinney, seconded by Mr. Canfield, and approved by all.

Mr. Pelchat was asked to recap some of the projects accomplished this year. The HVAC was finally finished for the Summit Lounge. The adult hot tub boiler was replaced due to failure. The catwalks are up on the ski lift and the communication lines are planned to be finished soon. Once this work is completed, the lift can be inspected. Everyone at the meeting and many owners have commented on how great the rec building and grounds are being maintained. Despite losing an employee in June (with a replacement starting next month), Mr. Pelchat feels he now has an adequate maintenance and custodial staff. All are required to be pool certified enabling pool maintenance to be done anytime it is needed by whoever is on duty.

Projects for next year include siding for the rec building which is becoming critical due to age. Mr. Pelchat is going to try to get quotes; lack of subcontractors interested in quoting is an ongoing problem. This has also been an issue in getting quotes for the pool floor repairs and pool cover. A newly discovered urgent problem is that all three septic pumps for the rec center need to be replaced, at least one as soon as possible to avoid a system failure. Carpeting in the rec center needs to be replaced. The air handler in the ski lodge is another project and there is money available for that through a prior warrant article. Mr. Pelchat has three vehicles that are roadworthy for now.

Budget items discussed for the building department included an increase in wages and overtime. Much of the overtime costs were lack of staff for running the ski lift and staff needed to run WEA events. A new payroll system being implemented in January will better define allocation of staff time. A question was raised about separating building insurance and liability costs as separate line items. Ms. Donaldson will investigate.

The action plan from this meeting:

1) A major capital outlay is needed for the exterior of the rec center; should this be a warrant article and through taxes?
2) Immediate quotes for replacement of at least one septic pump for the rec center.
3) Completion of installation of ski lodge air handler.
4) Allocation of property/liability insurance per department.

A motion to adjourn was made by Mr. Mitchell, seconded by Mr. Spinney. All approved and the meeting was adjourned at 5:43 p.m.

Respectfully submitted,
Denise Bujalski