562 Winterbrook Road, Campton, NH 03223
Phone: (603) 726-3082 | Fax: (603) 726-8611
www.waterville-estatesnh.gov

WEVD Commission APPROVED Meeting and Public Hearing Minutes
June 18, 2025 – 4 PM

Approved as amended on July 2, 2025.

Attendees: Commissioners Gerry Panuczak, Maureen Patti, Mark Canfield, General Manager Ron Beard, Administrative Assistant Allison Smith, Treasurer Denise Aguiló, and Finance Administrator Lisa Magerer.

Members of the Public: none

Members of the Public on Zoom: Scott Sallaway, Linda Ivers, Tom H, Call-in user 1, Nancy Seward.

Members Excused: na

Call to Order: Commissioner Patti called the meeting to order at 4:00 PM.

Pledge of Allegiance: The meeting began with the Pledge of Allegiance.

Roll Call of Commissioners: Ms. Patti, Mr. Panuczak, Mr. Canfield were all present at the physical location.

If remote attendance, reason & vote
na

Adoption of Agenda:
There were no changes to the agenda.

Public Hearing: Accepting and Expending $20,000 from the Rec Fund to offset WEVD recreational expenses.
Ms. Patti opened the Public Hearing at 4:01 PM. She asked Ms. Smith to go over the numbers.
Ms. Patti provided a brief overview of the Commissioners' previous vote and rationale to take out the additional $20,000 from the Rec Fund. It was noted that fund equity was $163,274 as Dec 31, 2024.
Mr. Canfield asked to clarify the balance in the Rec Fund being the same now after taking out the $75,000 as per the Commissioners' previous vote. He said he was not sure if he could trust these

numbers and would not want to move additional funds from the account until everyone is clear on what the true balance is.

There was a brief back and forth about the fund balance and accounting actions related to them.
Ms. Patti confirmed with Ms. Magerer about the balance showing in the paperwork and whether it did not include the $75,000. Ms. Magerer said that she did not make the journal entry.
Mr. Panuczak agreed with Mr. Canfield that it needs to be clarified which account balances are correct.
Ms. Patti agreed with other Commissioners that waiting would be a good idea.

Ms. Patti closed the Public Hearing at 4:11 PM after making a motion to close the public hearing, duly seconded by Mr. Panuczak and approved by a 3:0 roll call vote: Mr. Panuczak – aye, Ms. Patti – aye. Mr. Canfield - aye.

Approval of Minutes

June 3, 2025
Ms. Patti noted that she has submitted 13 written amendments, which were in the packet.

*Ms. Patti motioned to amend the draft minutes for **June 3, 2025** according to the list of 13 written amendments. Mr. Canfield duly seconded. Motion carried with a 3:0 roll call vote: Mr. Panuczak – aye, Ms. Patti – aye. Mr. Canfield - aye.*

*Ms. Patti motioned to make the amended minutes for **June 3, 2025** the official meeting minutes. Mr. Canfield duly seconded. Motion carried with a 3:0 roll call vote: Mr. Panuczak – aye, Ms. Patti – aye. Mr. Canfield - aye.*

June 11, 2025
*Mr. Panuczak motioned to approve the draft minutes for **June 11, 2025** as written. Ms. Patti duly seconded. Motion carried with a 3:0 roll call vote: Mr. Panuczak – aye, Ms. Patti – aye. Mr. Canfield - aye.*

June 13, 2025
*Ms. Patti motioned to approve the draft minutes for **June 13, 2025** as written. Mr. Canfield duly seconded. Motion carried with a 3:0 roll call vote: Mr. Panuczak – aye, Ms. Patti – aye. Mr. Canfield - aye.*

562 Winterbrook Road, Campton, NH 03223
Phone: (603) 726-3082 | Fax: (603) 726-8611
www.waterville-estatesnh.gov

Treasurer's Report
Aguiló noted that everything is in order and that bank reconciliations have been done.

General Manager's Report
Mr. Beard spoke about the following:

1. Shawn Pelchat and his team are installing the new mailboxes and once completed the postal service will come and inspect the installation.
2. Paving on Pegwood and Campton mountain Road have been completed. The paving company will be completing the shoulder work in the near future.
3. The new food and beverage menus have been well received and as soon as Tony Pierce has completed the new July menu, it will be posted.

Ms. Patti asked a question about the mailbox installation project and if it would be possible to add parcel boxes in the future and if so at what location. Mr. Beard said that it probably be possible to do so on the other side of the building.
Ms. Patti said that it is with a heavy heart that she is announcing that Mr. Beard will be moving on. The Commissioners thanked him for all his hard work and wished him well in his future endeavors.

Mr. Canfield asked a clarifying question about the point-of-sale system, which sparked a brief discussion about the importance of having a reliable internet connection for the District's operations and the need to have employees trained to troubleshoot if there are technical issues before Square system becomes operational. Mr. Beard will work on something for the upcoming peak season.

Committee / Board Reports:

Planning Board
Planning Board meeting has been canceled for tomorrow due to no quorum.

Water & Roads
The Committee will probably have to cancel this upcoming meeting due to the Water and Roads study not quite being done.

Budget Advisory

562 Winterbrook Road, Campton, NH 03223
Phone: (603) 726-3082 | Fax: (603) 726-8611
www.waterville-estatesnh.gov

The Committee will possibly be coming to the Commission meeting on July 16, 2025 to review the state of the District Budget after 6 months of operations. There is also a volunteer who would like to join the BAC. It is Dave Ketcham.

Ms. Patti motioned to appoint Dave Ketcham to the Budget Advisory Committee for a one-year term starting in 2025. Mr. Panuczak as duly seconded. Motion carried with a 3:0 roll call vote: Mr. Panuczak – aye, Ms. Patti – aye. Mr. Canfield - aye.
Discussion ensued about BAC membership, and it was confirmed that one indeed exists.

Records & Retention
Will meet in July

CONSENT CALENDAR

Manifests
Manifests were in the packet.

Committee/Board reports
There were no written reports to approve.

Ms. Patti called for a vote to accept the manifests as presented in the packet. Motion carried with a 3:0 roll call vote: Mr. Panuczak – aye, Ms. Patti – aye, Mr. Canfield – aye.

GENERAL CALENDAR ITEMS

Commissioner Values for Legislative Advocacy
Ms. Patti and Mr. Panuczak were in agreement with the document created by Mr. Canfield that was in the packet.

After a brief discussion about the rationale for delegating the legislative advocacy, *Ms. Patti made a motion to adopt the WEVD Legislation Guidance Document as contained in the meeting packet to adopt as the District's own and to empower the District Administrative Assistant to act in accordance with these principles while advocating to the New Hampshire legislators. Mr. Panuczak as duly seconded. Motion carried with a 3:0 roll call vote: Mr. Panuczak – aye, Ms. Patti – aye. Mr. Canfield - aye.*

New Owner Packet
Ms. Patti provided a brief overview of the issue. She noted that WEA already provides such a packet for their side of things, so the same was suggested to be created from the District's side,

explaining how the District functions related to the owners. Ms. Patti then went over the contents of the proposed packet.

Discussion ensued about the proposed suggestions by WEA, about the need to include information about emergency situations (water/roads) and what to do or who to contact. Ms. Smith will draft the latter information for review by the Commissioners further.
There was another discussion about where other information relative to the District and its regulations and various departments could be contained that would be helpful to those new owners who are looking to build in the District. It was noted that the packet will be provided to those who come to the front desk with a new deed. As for those who are going to build, they are usually better served by the WEA building permit packet, which is pretty comprehensive and has a lot of information. The District front desk has that packet available as well.

It was suggested to draft a Venn diagram about how the Town/WEA/District relate to each other and what each owner has to do with each one.

Ms. Patti motioned to move this discussion to the Commission July 1, 2025 meeting. Mr. Panuczak as duly seconded. Motion carried with a 3:0 roll call vote: Mr. Panuczak – aye, Ms. Patti – aye. Mr. Canfield - aye.

General Manager Position
Mr. Panuzcak wrote the announcement about Mr. Beard leaving. He thanked Mr. Beard for all his hard work and for the multiple accomplishments made during his tenure. It was noted that the District has contracted with MRI to have an interim General Manager, and the position will be advertised soon. Mr. Canfield concurred with Mr. Panuczak on Mr. Beard's accomplishments and thanked him.

Next Meeting: Tuesday, July 1, 2025 @ 10 a.m.

Public Comment Period

- Scott Salaway, 110 Snowood Road, via Zoom, thanked Mr. Beard for all his hard work. He then asked if there was a breakdown for Campton mountain and pool restaurants as separate entities.

Ms. Magerer explained that the breakdowns are by the ski area or the lounge.

- Ms. Salaway said that he was confused and asked when the new RMA comes up.

562 Winterbrook Road, Campton, NH 03223
Phone: (603) 726-3082 | Fax: (603) 726-8611
www.waterville-estatesnh.gov

Mr. Beard offered to Mr. Salaway to come sit down with him so that he could show him the accounting and go over the numbers.

Non-Public Session
Ms. Patti motioned at 5/08 PM to enter non-public session for the purposes described in RSA 91-A:3, II (a) and (c). Mr. Panuzcak duly seconded. Motion carried with a 3:0 roll call vote: Mr. Panuczak – aye, Mr. Canfield – aye, Ms. Patti – aye.

Non-public session was entered at 5;13 PM, Commissioners Patti, Panuczak and Canfield were present in person as well as the General Manager Ron Beard (left at 5:24 PM).

Resumption of Public Session.
Ms. Patti motioned to exit non-public session at 5:53 PM. Mr. Panuczak duly seconded. Motion carried with a 3:0 roll call vote: Mr. Panuczak – aye, Mr. Canfield – aye, Ms. Patti – aye.

Public session was entered at 5:53 PM. Commissioners Patti, Panuczak and Canfield were present in person.

The nonpublic session minutes were sealed by a motion from Mr. Panuczak, a second by Ms. Patti, as divulgence of the minutes would adversely affect the reputation of someone other than a Commissioner. Motion carried with a 3:0 roll call vote: Mr. Panuczak – aye, Mr. Canfield – aye, Ms. Patti – aye.

Adjourn Meeting

Ms. Patti made a motion to adjourn the meeting. Mr. Panuczak duly seconded. Motion carried with a 3:0 roll call vote: Mr. Panuczak – aye, Mr. Canfield – aye, Ms. Patti – aye.

Meeting adjourned at 5:54 PM.

Prepared by Alvina Snegach

562 Winterbrook Road, Campton, NH 03223
Phone: (603) 726-3082 | Fax: (603) 726-8611
www.waterville-estatesnh.gov