562 Winterbrook Road, Campton, NH 03223
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WEVD Commission APPROVED Meeting and Public Hearing Minutes
July 2, 2025 – 10 AM

Approved as amended on July 16, 2025.

Attendees: Commissioners Gerry Panuczak, Maureen Patti, Mark Canfield, Interim General Manager Carol Granfield, Administrative Assistant Allison Smith, Treasurer Denise Aguiló, and Finance Administrator Lisa Magerer. Also present were staff Heather McCarthy Pierce, Steve Baert, Shawn Pelchat, and Tony Pierce.

Members of the Public: none

Members of the Public on Zoom: Linda Ivers, Bobbi and Dave Ketcham.

Members Excused: na

Call to Order: Commissioner Patti called the meeting to order at 10:00 AM.

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

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

If remote attendance, reason & vote
Mr. Canfield stated that he was in Maine due to his house there being painted. *Ms. Patti made a motion to allow Mr. Canfield to participate remotely. Motion was duly seconded by Mr. Panuczak and approved by a 3:0 roll call vote: Mr. Panuczak – aye, Ms. Patti – aye. Mr. Canfield - aye.*

Adoption of Agenda:
Ms. Patti suggested several changes to the Agenda taking out the Treasurer, General Manager and various Boards and Committees reports, as well as presentations by Ms. Magerer, Ms. Smith, and Ms. Smart. She suggested to start with Item 11.a RCA – Schelling.

GENERAL CALENDAR ITEMS

RCA – Schelling
Ms. Patti explained that the issue Mr. Schelling has brought up is with the water pressure at his home. She noted that there is a new Interim General Manager now, Carol …. and asked her to

speak to the issue. Ms. Carol said that Mr. Baert is working with Mr. Schelling and asked him to explain.
Mr. Schelling explained that it has being going on for three years and it was fixed at some point in February, however since then, the issue has returned.
There was back and forth about the pressure gauge inside Mr. Schelling's house and the one outside at the bottom of his driveway and how the readings between those do not match recently.
Mr. Baert said that he is in communications with Horizons Engineering, and they need to figure out which gauge is incorrect first in order to come up with a solution.
Mr. Schelling noted there is a new large house that is being built below him, which may exacerbate the problem. He also said that a few years ago the previous water company agreed that there was no difference in gauge readings. He added that he also took out the pressure regulating valve from his system a couple years back.
Ms. Patti said that Mr. Baert will monitor the gauges and suggested Mr. Schelling to contact him with any issues. Mr. Baert will scope the line in the meantime.
Mr. Schelling expressed his frustration and said he is hoping that the issue will be resolved this time. He then asked to not pay his water bill until it has been fixed.
Ms. Patti assured Mr. Schelling that the management and the new water company are working on the issue.
Then there was discussion about not paying the water bill and the Water Ordinance requirements that allow that only if there is no water to the house, which is not the case with Mr. Schelling.
There was another discussion on the timeline for the issue to be fixed which could not be determined at the time of the meeting.
Ms. Patti assured Mr. Schelling that this issue will be given top priority.
Mr. Schelling asked to be informed.

Steve Baert – Water/Roads
Mr. Baert provided an update on his projects, budget progress, etc. He also answered questions from the Commissioners. He said they should have the Water Study draft for the next Water and Roads committee meeting.
Mr. Canfield said that he got an email from Mr. Hering about some asphalt crumbing on a new paved road but did not specify where exactly it was. Mr. Baert said he will look into it if Mr. Canfield sends him the email. Commissioners thanked Mr. Baert for his work.

Shawn Pelchat – Maintenance/Infrastructure
Mr. Pelchat said that things are going well. He spoke about the budget, staffing levels, current issues and projects, etc. He asked if there were any non-lapsing funds left for certain projects. Lisa Magerer will get him that information.

There was a question about carpeting quotes Carol found after Mr. Beard had left, and Mr. Pelchat said it was not decided as far as he knew which color the carpet would be.
Another discussion was about the trees around the lift that will need to be cut when the State regulations change.

- Bobbi Ketcham – via Zoom, spoke about the carpeting quotes. She said the carpet was picked when Mr. Beard was still here and that he should have set up the install. She suggested to contact WEA for more details. She also noted pool resurfacing, as she was not sure which company was chosen, but said that it should be done soon. She mentioned that Mr. Beard should have had the info from that as well. Then she said that Mr. Beard was also looking into elevator quote and that it was still up in the air.

Mr. Pelchat noted that he did not have all the correspondence and communication on all of these issues. Ms. Granfield said that she will look into all three issues. Commissioners thanked Mr. Pelchat for his work.

Heather Pierce / Tony Pierce – F&B
Mr. Pierce said that things are going very well. The only issue is the staffing levels. Mr. Pierce then answered questions about the margins, equipment needs, budgeting, supplies, etc.
Ms. Pierce confirmed that everything is going well and spoke about the 4th of July food and beverage plans.
There was a short discussion about staffing levels for peak and regular times.
Mr. Canfield asked about the possibility of having the District events and summer facility open hours posted on the WEA and WEBD website calendars. There was a brief back and forth about how to accomplish that.

- Linda Ivers on zoom explained how the WEVD Facebook page is administered and how the website is managed. She will send more info to Carol/Heather.

Commissioners thanked Mr. and Ms. Pierce for their work.

Approval of Minutes

June 18, 2025
Ms. Patti noted that she has submitted 6 written amendments, which were in the packet.

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*Ms. Patti motioned to amend the draft minutes for **June 18, 2025** according to the list of 6 written amendments. Mr. Panuczak 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 18, 2025** the official meeting minutes. Mr. Panuczak duly seconded. Motion carried with a 3:0 roll call vote: Mr. Panuczak – aye, Ms. Patti – aye. Mr. Canfield - aye.*

June 25, 2025
*Ms. Patti motioned to approve the draft minutes for **June 25, 2025** as written. Mr. Panuczak duly seconded. Motion carried with a 3:0 roll call vote: Mr. Panuczak – aye, Ms. Patti – aye. Mr. Canfield - aye.*

CONSENT CALENDAR

Manifests
Manifests were in the packet.

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.

Next Meeting: Wednesday, July 16, 2025 @ 6 p.m. (joint meeting with BAC)

Public Comment Period

- Dave Ketcham - asked about the status of resurfacing of the tennis courts. He offered to reach out to Vermont Rec.

Ms. Patti said that Vermont Rec is well aware of the issue as it has occurred on other courts/venues. It is a matter of Vermont Recreational Surfaces remediating all of the affected courts – not just those in Waterville Estates, and Carol will follow up with Mr. Ketcham.

- Linda Ivers - asked about the status of the gas supplier.

Ms. Patti said that Mr. Beard did negotiate with AmeriGas, and they dropped the price further due to the wintertime delivery issues. The contract was signed, and Mr. Beard was going to communicate to the AmeriGas regional representative that the District was looking for other suppliers. AmeriGas sent out a communication about improving their delivery system to all its

customers in the area (not just Waterville Estates). Ms. Patti reiterated that despite the fact that the contract with AmeriGas has been signed for this year, the District will still be looking if there is a way to switch providers in the future in a way that will be advantageous the District and, by extension, to all the Waterville Estates customers. She noted the total in revenue from sales of propane to the District and local, Waterville Estates, residents totaled over $300,000This is what has been communicated to AmeriGas by Mr. Beard.

Non-Public Session
Ms. Patti motioned at 11:05 AM 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 11:11 AM, Commissioners Patti and Panuczak were present in person as well as the Interim General Manager Carol Granfield and Administrative Assistant Allison Smith (left at 11:19 AM). Commissioner Canfield was present via Zoom.

Resumption of Public Session.
Mr. Panuczak motioned to exit non-public session. Ms. Patti 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 12:28 PM. Commissioners Patti and Panuczak were present in person. Commissioner Canfield was present via Zoom.

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

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

Meeting adjourned at 12:29 PM.

Prepared by Alvina Snegach