Waterville Estates Village District

Commission Non Public Session Minutes – March 2, 2026

The Non-Public session was called to order at 12:07 hours on March 2, 2026. Present at the physical location were Maureen Patti and Mark Canfield. Gerry Panuczak joined on the remote platform at 12:15. Guests included Helen Chatel.

Ms. Patti led discussion on RTK document release from RMA negotiations thus far.

Ms. Patti led discussion of negotiation strategy for RMA.

A break was taken at 12:50 hours.

David Ketcham and Linda Ivers joined at 13:00.

Ms. Patti led discussion on successor RMA agreement. Mr. Canfield shared that recreation costs are $1.55 million for 2026 per the proposed District Budget. Mr. Ketcham and Ms. Ivers stated that we need to have a successful negotiation today. They stated that the Association is committed to $600,000 financial commitment to the District for 2026, and are reviewing CIF requests currently and will have definitive commitments at the Budget Hearing.

A recess was taken from 1:46 to 1:50 PM.

Agreement was reached to sign an initial document memorializing $600,000 commitment for 2026.

Agreement was reached to continue to modify the draft RMA produced by the District following negotiations to date to include 1) broadly state that a Public Pass will be offered, 2) temporarily remove expected behaviors language and have counsel from both sides draft acceptable language to be added by addendum, 3) temporarily remove hold harmless language and have counsel from both sides draft acceptable language to be added by addendum, and 4) temporarily remove Campton Mountain language and have counsel from both sides draft acceptable language to be added by addendum, and have this document ready for ratification by March 14, 2026.

The Non-Public session was concluded at 15:01 hours on March 2, 2026 by unanimous roll call vote of Commissioners present. The Commissioners returned to Public session.

Respectfully Submitted

Gerry Panuczak