Waterville Estates Village District
562 Winterbrook Road, Campton, NH 03223
(603) 726-3082 | www.waterville-estatesnh.gov

*WEVD 2026 WEVD APPROVED Commissioner Meeting Minutes

September 2, 2026 – 4:00 PM

Approved as amended on September 16, 2026

Attendees in physical location: Commissioners Maureen Patti, Mark Canfield, General Manager Helen Chatel, Administrative Assistant Allison Smith, Finance Administrator Lisa Magerer, and the District Treasurer Denise Aguiló.

Attendees online: na

Members of the Public in physical location: Scott Sallaway - 110 Snowood Drive, Richard Mayo - 42 Taylor Drive, David Ketcham - 111 Hodgeman Hill Rd, Linda Ivers, Christian Talbot, Cari Talbot, Heather Harris Keddy - 37 Marden Drive

Members of the Public online: Heather Pierce, Bobbi Ketcham

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 and Mr. Canfield were present at the physical location.

If remote attendance, reason & vote: na

Adoption of Agenda: by consensus Agenda was unchanged.

Treasurer's Report

Ms. Aguiló went over the Treasurer's report and answered some questions from the Commissioners.

General Manager's Report

Ms. Chatel spoke about the following:

Administrative:

- Ms. Chatel met with the Aesthetics Committee they finalized the outdoor pool tile choices and granite color. She will meet in September with the Aesthetics Committee to discuss Campton Mountain's Lodge.
- Several Staff members attended the PSU job fair on Sept. 2, 2026 (today) in order to fill positions at the mountain and lodge for the upcoming winter/fall season.
- The position of Recreation Business Manager and Mountain Manager have been posted and the GM hopes to have the positions filled shortly, interviews with prospective candidates have taken place.

Building and Grounds

- At the Community Center, a pipe burst on Aug. 5th, while handled efficiently, the water did cause a few carpet tiles to become unglued, and staff worked quickly to reapply adhesive so as to prevent any tripping hazards.
- Having worked on the mailbox building the week of August 17 - 21st the building is back in good shape, information for costs has been shared with the insurance company.
- Work has been completed on the upper hot tub. All possible repairs with the current vendor were made and bubbles are now functional on the majority of the hot tub. A new vendor will need to be procured to give further recommendations for full functionality as Patenaude has exhausted their diagnostic abilities.
- Work should have commenced the week of August 24, 2026 on the mountain lights.

Front Desk:

- In August, the Front Desk personnel dealt with a lot of renters that had been misinformed by their Airbnb or VRBO host, and insisted they did not have to pay to get in. Food and Beverage experienced people trying to sneak in through the gate as well to bypass the front desk. The front desk is grateful for the actions happening on the WEA end of the situation, and for their support. Staff feel this has been the worst summer for rental issues.

Water and Roads

- A resident of Donovan Farms Rd. contacted us concerning a large hole in the roadway. Mr. Baert met with the Campton road agent on Aug. 18, 2026, to inspect the area; the opening is actually a runoff ditch. The district and Campton have finished grading work there, and this trench is necessary to prevent the road from washing out.
- On August 11, 2026 a notice of water shutoff for leak repair was sent to homes affected on Timber Trail and Wanosha Trail, and Marden Drive. A homeowner inadvertently posted the message on TownSquare, which led to confusion and phone calls, as their statement did not specify the homes affected. We brought this matter to the attention of the WEA board, and the notice was removed.

Events

The Recreation/Events committee met on Aug. 13, 2026:

- Discussed the Luau that was coming up on the 14th and remaining weekends in August including Labor Day.
- CANCELLED – the Sept. 5th Color Run - sponsored by Linda Ivers [kids to run on the trail near the rec center and then enjoying a foam cannon]"
- On Sept. 5th, Red Daisy Revival to perform 5:30 - 8:30 PM

Discussed the events through the fall – management is looking into a Craft Fair in Nov. no official date yet. Also discussed Trunk or Treat, Ugly Sweater @ the lodge, Santa's visit and craft night.

- Oct. 31st - Trunk or Treat (5:00 PM - 6:00 PM) followed by - Haunted Hayride - Harry Potter movie
- Dec. 12th - Ugly Sweater contest at the lodge (6:00 PM - 8:00 PM)
- Dec. 19th - We will have kids downstairs doing crafts TBD followed by Santa's arrival upstairs TBD
- Christmas Vacation week events are in the works (Dec. 26 - Jan. 3, 2027) volunteers are always encouraged to reach out to join the committee or to assist with events. For vacation week there will have Cookie Decorating, a movie night, and a movie challenge.

Looking ahead towards February 2027 management will start with Valentines for the kids on the 13th, T&DTB on family Trivia, paint and sip - the week of Feb. 15 - 19th closing out MA vacation week with Box Derby on Feb. 20th St. Patrick's Day at the lodge will be held the weekend of Mar. 13th. Management realizes that Easter comes early in 2027, so the District will hold the Egg Hunt on March 27, 2027.

Ms. Chatel also noted about the incident at the Community Center deck this past weekend when someone had fallen down and said that she was aware of it and that management has options in place that are focused on safety on the deck area.

Ms. Chatel also answered questions about the bollard installation at the mailboxes.

CONSENT CALENDAR

Manifests

Ms. Patti called a vote to the manifests as presented in the meeting handout. 2:0 roll call vote: Ms. Patti – aye, Mr. Canfield - aye.

GENERAL CALENDAR ITEMS

Water Department Priority Project Financial Assistance Award from NHDES

Ms. Patti said that there was a letter in the packet from the Commissioners regarding this award and read it into the record.

"September 2, 2026.

Being selected 15 out of 60 projects statewide is more than a ranking - it is a clear recognition of the vision, persistence, and dedication that have shaped this effort over the past several years. Every challenge met, every improvement made, and every hour invested has led to this moment of meaningful acknowledgment.

This achievement reflects the collective commitment of our staff, contractors, and volunteers. Their expertise, creativity, and unwavering support have been essential to qualifying for funding through the DWSRF. We extend our sincere gratitude to everyone who contributed their time, skill, and passion. This milestone belongs to all of us."

Ms. Patti added that the award is for $5.4 million dollars in the form of a low interest fixed rate loan. The funding is for two projects – expanding the District's storage,which is long overdue, as well as identifying secondary water sources. She reiterated that this award is a major accomplishment for the community. She added that in 2027 this will be presented to the voters at the annual meeting.

Ms. Patti spoke about the ranking of projects done by NHDES and noted two factors that contributed to the District's higher ranking:

a) the community established a dedicated water fund and moved to a water-rate billing system to fund the Department; and
b) invested approximately $75,000 in a water master plan.

These measures improved the project's ranking in the New Hampshire Department of Environmental Services funding process, culminating in selection as the 13th of 15 funded projects. She thanked everyone involved in securing this funding.

The anticipated financing terms were also discussed. The assistance is expected to carry an approximately 3% fixed interest rate, with repayment term options of 10, 20, or 30 years. It was further noted that repayment is not expected to begin until construction is complete.

Commission members expressed appreciation to community members, staff, volunteers, and prior commission leadership for their contributions. Special acknowledgment was given to residents who supported the adoption of water rates despite earlier concerns, as well as to leadership efforts that resulted in improved administrative and records management practices.

Campton Mountain Proposal, True North Ventures

Ms. Patti noted that there was new information submitted to the Commission today.

Ms. Patti moved to make it an attachment to the meeting minutes. Mr. Canfield duly seconded and motion carried with a 2:0 roll call vote: Ms. Patti – aye, Mr. Canfield - aye.

Ms. Patti invited Cari Talbot to present the proposal by True North Ventures to privately operate Campton Mountain under a long-term agreement.

Ms. Talbot spoke about the proposal for a potential third-party operating arrangement for Campton Mountain. The proposal outlined a potential non-binding, good-faith agreement that could lead to third-party operation of Campton Mountain beginning in fall 2027. The submitted materials included the proposed operating concept, financial information, planned improvements, potential lease considerations, a working-group structure, and a proposed timeline. The proposal was described as being similar to the third-party operating arrangement at McIntyre Ski Area in Manchester, New Hampshire.

The proposed operating model would reposition Campton Mountain as a year-round recreational destination, with a focus on beginner skiing, lessons, camps, mountain biking, summer programming, and potential partnerships with regional recreational facilities and local businesses.

After a question about the noted $150,000 improvement package, discussion ensued about what that would encompass. The proposed investment would primarily support summer operations and included approximately $50,000 for improvements to the lodge, kitchen, bar, and the construction of an outdoor beer-garden area, as well as funding for mountain-bike trail construction. It was explained that the $150,000 figure was based on publicly available financial information, with assumptions made where complete information was unavailable.

Ms. Talbot noted that the $150,000 investment level was designed to support a financially viable operation while maintaining low pricing, offering discounted rates for owners, and including a potential profit-share-back component. The proposal did not include additional capital investment above that amount, although the District could separately consider further improvements.

The proposal did not assume regular chairlift operation, top-to-bottom skiing, expanded snowmaking, or major winter-capital investments. Due to the chairlift's age, maintenance needs, weather dependence, and limited expected service life, the financial model does not guarantee chairlift operations. If the lift remains safe, functional, adequately staffed, and supported by sufficient snow conditions, it could be operated; however, lift operation would not be a guaranteed component of the proposed business plan.

The winter operating concept would focus on beginner skiing, lessons, and lower-mountain activities. Any future decision to repair, replace, or fund major chairlift or snowmaking improvements would require additional District and community discussion.

Summer operating concept would focus on camps and mountain-biking. The latter component would not rely on chairlift service. The proposal included human-powered uphill access and a trail system with beginner, intermediate, and technical options. Mountain biking would be offered at no charge to reduce operational complexity and provide a community recreational amenity. Ms. Talbot brought up a similar operation in Franklin, NH as a model.

Ms. Patti suggested that consideration should be given to partnering with bigger mountains in the area where a ticket from Campton Mountain (after taking lessons there) would allow getting a discounted ticket to try the news skills at the bigger mountain.

In response to questions about financial sustainability, Ms. Talbot explained that the proposal includes approximately $100,000 in first-year operating capital. The goal would be to approach break-even performance between years two and three, with available capital intended to allow operations to continue if profitability is delayed into the third year. The proposed operator would not draw a salary during the start-up period.

As for financial protections for the District, Ms. Talbot noted possible safeguards such as herself creating a reserve equal to approximately one year of financing payments, should the District take out a bond for the upgrades; securing life insurance or other financial protections, and including lease-transfer provisions that would allow the District to select another operator if needed, similar to McIntyre model.

Mr. Canfield noted that significant questions remain regarding liability, contractor payments, and protecting the District from financial risk. These matters would need to be addressed if the community supports the proposal, with public input and any required voter approval needed before proceeding.

Ms. Talbot said that further legal and financial review would be needed before proceeding, including validation of financial assumptions, deed and easement restrictions, third-party operating rights, abutting-owner considerations, and coordination with the Waterville Estates Association (WEA). She also identified a need for training and knowledge transfer related to snowmaking and mountain operations, ideally during the upcoming winter season. She also said that she has not met with WEA representatives yet to discuss this proposal.

Ms. Patti noted that the District would need to make sure that a preliminary review of easements, boundaries and land-use restrictions is done so that it is clear what restrictions there are, if any, as these restrictions may affect whether the proposal can proceed. Ms. Patti said that this information is readily available and the District can provide it to Ms. Talbot.

After a question about financial assumptions, Ms. Talbot said that the proposal was developed using publicly available records, meeting minutes, and assumptions where complete financial information was unavailable.

Ms. Patti identified some District-paid expenses related to Campton Mountain operations including building liability insurance, point-of-sale costs, internet, cable, telephone, utilities, pest control, and lift-maintenance supplies. It was noted that until a formal agreement is established, any request for additional recreation fund financial information should be submitted through the right-to-know process, with staff available to assist in defining the requested records.

Ms. Patti invited WEA Board Chair Richard Mayo to speak on the subject as well.

- Richard Mayo, WEA Board Chair, noted that WEA had been aware of other proposals and had understood that the chairlift would operate during the winter, even if it would not be used for mountain biking. He said that continued winter chairlift operation is an important consideration and would need to be resolved before WEA could support the proposal.

Ms. Talbot explained that the proposed 15-year operating agreement does not assume guaranteed chairlift operation or replacement because of the lift's age, limited expected service life, maintenance demands, staffing requirements, and dependence on weather and snow conditions. Ms. Talbot indicated that she would not be opposed to the lift being operated when it is safe, functional, adequately staffed, and supported by sufficient snow, but regular top-to-bottom skiing could not be guaranteed by her as it could not be incorporated into the financial projections. She said that if this were the case, it would need to be through a service agreement with the District where it would be responsible for lift operations, repairs, and maintenance.

- Mr. Mayo noted that he liked the proposal very much, but he anticipated that the lift operation will be a sticking point when WEA brings the issue to its members. He also noted that he understands Ms. Talbot's reservations and added that he is not sure that the District could ever guarantee lift operations either.

Ms. Talbot noted that a future lease would define responsibility for repairs and maintenance of District owned equipment and facilities, with the District retaining responsibility for major property and capital items and the operator responsible for ordinary wear-and-tear maintenance. She added that as of right now no capital investment in the chairlift, snowmaking equipment, lift shack, or other District-owned property was included in the proposal; responsibility for those items would need to be resolved through future lease negotiations.

By consensus it was determined that the proposal will return for further discussion at the September 16 meeting at 6:00 PM, following review of potential easement restrictions and other outstanding issues.

Liberty Pump Station Piping Replacement Contract

The Commission moved to consider execution of the Liberty Pump Station piping replacement contract.

The proposed contract amount was identified as $81,172.70. Ms. Smith explained that the project was approved by the voters at the 2026 Annual Meeting to be funded from the Water Department's unassigned fund balance, which had sufficient cash available. She said that the contractor had been contacted regarding project scheduling and could provide something in writing concerning his ability to complete the work within a defined timeframe, as well as options for carrying funds forward if the work could not be completed this year.

Ms. Patti described the project as critical and necessary. The work is planned to be performed overnight, which would limit the water shutdown to overnight hours rather than requiring a community-wide interruption during the day or over multiple days.

There was a brief discussion whether a performance and payment bond would be required. It was initially understood that a $2,500 bond might be necessary. After review of legal counsel's advice, it was confirmed that a bond was not required because the contract amount is below the $125,000 threshold under RSA 447:16.

Ms. Smith also confirmed that the bid document presented for approval would serve as the contract on behalf of the District. It was noted that any requested amendments would need to be returned to the contractor for review and could delay execution. Prompt action was recommended because the contractor's schedule is filling quickly and delay could affect whether the work can be completed as planned.

Ms. Patti made a motion to approve the amount of $81,172.70 to contract with Northeast Earth Mechanics, LLC, funded from the Water Department's unassigned fund balance. Mr. Canfield duly seconded.

Discussion ensued that there was $200,000 in unassigned Water Department fund balance that had been approved at the prior annual meeting for this specific project. Ms. Allison noted that the District's primary engineering consultant had prior positive experience working with Northeast Earth Mechanics, LLC and could provide formal references if requested. Northeast Earth Mechanics, LLC, was the only vendor able to submit a complete bid; one vendor declined to participate, and another was unable to commit to the full scope of work. It was also confirmed that Water and Roads Committee approval was not required before the contract could be considered by the Commission.

Further concern was expressed by Mr. Canfield regarding the District's protection if the contractor failed to complete the work or complete it satisfactorily. It was acknowledged that performance protections are important and that disputes could create legal expense. Ms. Patti noted that the District has historically relied on engineering consultants to identify qualified and reliable contractors for major projects and that there are limited qualified vendors available for this work.

Ms. Patti called for a vote on her motion. Motion carried with a 2:0 roll call vote: Ms. Patti – aye, Mr. Canfield - aye.

Water: Storage Tank Field Survey (2nd tank @ Pegwood) Task Order

The Commission considered Task Order No. 5 from Verdantas, Project No. 240609, for a field survey and engineering evaluation related to construction of a second Village District water storage tank. Ms. Patti said that the work was described as the next step in determining site conditions, required improvements, and the foundation system needed for a second tank. It was noted that Verdantas, formerly Horizons, completed the District's Water Master Plan and that the task order had been discussed by the Water and Roads Committee.

Ms. Patti also explained that the work would proceed before voter acceptance of the approximately $5.4 million low-interest financial-assistance loan from NHDES for the storage-tank project. Although the loan has not yet been accepted by voters, the District previously approved a warrant article authorizing the project. The expense will initially be paid from the Water Department's unassigned fund balance and is expected to be reimbursable if the loan is approved at the Annual Meeting.

Mr. Canfield raised a concern about constructing the second tank at the Pegwood Mountain site near the existing tank, particularly regarding the potential impact of an earthquake or other significant event.

Ms. Chatel explained that the tanks could operate either simultaneously or independently, allowing one tank to be isolated if necessary. Ms. Patti added that top of Pegwood is currently the only site that works for the District's system and that the District needs additional storage capacity.

It was agreed that Verdantas should be asked to address the tank's potential resilience to earthquakes or other ground movement. The field survey and engineering work will first determine whether the site is viable and identify the foundation and other site requirements necessary for construction.

The Commission noted that the cost was not clearly visible in the meeting packet because the document appeared to be incomplete or improperly reproduced. The amount was subsequently confirmed as $74,800.

Ms. Patti made a motion to approve Verdantas Task Order No. 5 in the amount of $74,800 for the Village District Water Storage Tank engineering contract. Mr. Canfield duly seconded. Motion carried with a 2:0 roll call vote: Ms. Patti – aye, Mr. Canfield - aye.

Ms. Patti said that Ms. Chatel will sign the completed document.

Water: Second Source Assessment (Subsurface Exploration) Task Order

Ms. Patti made a motion to approve the Verdantas Task Order #6 Second Source Assessment (Subsurface Exploration) Task Order in the amount of $42,000. Mr. Canfield duly seconded. Motion carried with a 2:0 roll call vote: Ms. Patti – aye, Mr. Canfield - aye.

Adjustment of Water Rate availability fee?

Ms. Patti noted that she brought the issue up with the Water and Roads Committee after it was raised Mr. Canfield who asked if the availability fee could be reassessed given that data about the average annual Water Department spending for system maintenance, repairs, leak detection, and system-improvement projects, which was determined to be approximately $141,500.

Ms. Patti then explained that availability-fee revenue averages approximately $155,000 to $159,000 annually. The difference between average fee revenue and average annual system-maintenance expenses is approximately $17,500. The Water and Roads Committee concluded that the current availability fee did not need to be changed.

The Commission discussed whether the difference between revenue and expenses justified holding a public hearing to amend the availability-fee percentage and amend the Water Ordinance. Ms. Patti noted that annual repair costs can vary and that a higher-cost year could exceed the recent average that is why she was in support of retaining the additional revenue as a cushion for future

system repairs. Ms. Patti explicitly noted that she will not be supporting the adjustment of the availability fee at this time.

Mr. Canfield raised a concern that a fixed percentage may not be sufficiently responsive as the water system ages and infrastructure-hardening costs increase. He added that he originally wanted to look at the availability fee because there he was concerned that the District might not be collecting enough revenue to cover average system-repair costs and longer-term improvement needs.

Ms. Patti clarified that the fee percentage can be changed, but any adjustment would require a noticed public hearing and public input. She also noted that public sentiment may favor reducing rather than increasing the fee. She also said that District has unassigned Water Department fund balance available for system improvements and is pursuing approximately $5.4 million in low-interest financing. Then Ms. Patti said that recent public discussions regarding residential metering increased the Department's focus on system metering and improvements.

Although additional revenue could support continued system hardening, it was concluded that the current fee is sufficiently close to projected needs. The Commissioners accepted the Water and Roads Committee's recommendation not to modify the fee at this time and agreed to review the issue regularly with the Committee.

Roads Improvement Plan

Ms. Patti announced that the completed Roads Improvement Plan prepared by Horizons Engineering/Verdantas has been received and is available for public review on the District website. Minor edits may still be made to the plan following its presentation to the Water and Roads Committee.

She said that the plan evaluates the condition and needs of the District's roads, drainage systems, and culverts and includes a capital improvement plan extending through approximately 2040. The report covers 11 miles across 48 roads of District, including approximately 96 culverts, and identifies the road system as an estimated $17 million asset. It prioritizes recommended improvements, including grading, paving, road widening, and culvert work.

Ms. Patti noted that the report largely consists of photographs documenting culverts and road conditions. The plan will inform future discussions by the Capital Improvement Plan Committee, Budget Committee, and community.

Remote Access WEVD Commission/Committee/Board Meetings – 09/16/26

The agenda item was tabled to 09/16/2026.

Funding for Plow Truck

The Commission discussed funding for the Ford F-550 plow truck and associated upfit package.

Ms. Chatel said that voters previously approved a $150,000 warrant article for the purchase, based on an estimated $67,500 truck cost and an approximately $77,000–$78,000 upfit package. The approved funding plan included $75,000 in financing, $50,000 from unassigned fund balance, and $25,000 from the CIF contribution by WEA.

Ms. Chatel explained that municipal lease financing for the $75,000 would include the $500 documentation fee, making the financing amount $75,500 level. Ms. Patti noted that in her discussions with Ms. Magerer the agreement was to finance $75,000 and then be billed separately for the fee.

The proposed lease, through Municipal Leasing Credit Corporation, carries an interest rate of approximately 5.9%. At the end of the lease term, the District will own the vehicle.

To ensure that the District's cash flow remains positive during the procurement phase, management looked into utilizing a Tax Anticipation Loan/Note (TAN). This is a critical liquidity measure because:

- Tax Cycle Gaps: The District relies on significant tax receipts from the Towns of Campton and Thornton.
- Timing: This is coming at a time preceding the second billing of taxes, which typically arrives later in the year.
- Operational Security: The TAN will provide the necessary bridge to cover the $50,000 cash portion without depleting operational reserves needed for daily maintenance and utilities. (6.75% taxed rate or 4.875% tax exempt rate).

Ms. Magerer said that a tax-exempt borrowing option would require a legal opinion letter estimated to cost approximately $4,000 to $5,000. A non-tax-exempt option would carry a higher interest rate but could be less expensive overall by avoiding the legal opinion cost. She also explained that a traditional line of credit is not available to the District due to federal restrictions on municipal borrowing structures. Ms. Magerer continued that the District's accountant independently recommended obtaining a tax anticipation note after reviewing the District's financial position.

Ms. Magerer said that the truck has been completed and has been available for pickup for two or three weeks already. She prepared the financing documents in advance, subject to Commission approval, and submitted them to legal for review.

Ms. Magerer said that the lease would require three annual payments of approximately $28,000, with the first payment due after one year; therefore, no lease payment is expected in 2026. She also explained that the truck only could be purchased without obtaining a TAN loan as it was approved by the voters, but that leaves the uplift package out of the transaction, which is going to become problematic for the District long-term.

Ms. Patti made a motion to proceed with the recommended leasing arrangement through Municipal Leasing Credit Corporation, which is administered by KS bank for financing of $75,000 for the purchase of the F-550 truck and to contribute towards the uplift package. Mr. Canfield duly seconded. Motion carried with a 2:0 roll call vote: Ms. Patti – aye, Mr. Canfield - aye.

Action to Address Cash Flow Issues, Encumber Paving Monies?

Ms. Patti noted that management recommended that the Commission authorize a Tax Anticipation Note (TAN) of up to $100,000 to address anticipated cash-flow shortfalls. The recommendation also initially included encumbering the $150,000 in road-paving funds approved at the 2026 annual meeting through December 31, 2027, thereby postponing paving work for one year while preserving the appropriation.

Ms. Patti made a motion that the Commission proceed with authorizing TAN and up to but not to exceed $100,000 dollars and proceed with the encumbering of the Warrant Article funds of $150,000 for paving, which was approved at the Annual Meeting, only to be that those funds could be covered until 12/31/2027. Mr. Canfield duly seconded.

It was explained that delaying paving would allow the District to reassess its financial position in spring 2027 after receiving the second tax payments from Campton and Thornton. The District could still perform road work in 2027 or determine not to proceed with paving if cash-flow concerns continued.

The Commission discussed the need to have a signed paving contract before the funds could be encumbered. Ms. Smith reported that an unsigned $147,000 proposal for paving two roads had been received that afternoon by Mr. Baert. It was noted that a fully executed contract would be required before the funds could be formally encumbered, and the District has until December 31, 2026, to complete that action.

The Commission also discussed whether a future paving contract could preserve flexibility if paving costs decline, particularly because paving prices are influenced by oil prices. It was noted that the District would need a contractor willing to establish mutually acceptable terms for work performed in 2027.

Management reviewed cash-flow projections through year-end and stated that available cash could fall below $75,000 in late October and again in late December, even without proceeding with the paving expenditure. The TAN was described as a precautionary source of short-term funding. Interest would only be paid on funds actually borrowed, so the District could retain access to the TAN without incurring interest if the funds were not needed.

Ms. Patti withdrew the original motion because the paving contract was not yet fully executed and the encumbrance could not be completed at that time.

Ms. Patti made a new motion to authorize management to obtain TAN loan in an amount not to exceed $100,000. Mr. Canfield duly seconded. Motion carried with a 2:0 roll call vote: Ms. Patti – aye, Mr. Canfield - aye.

The Commission will revisit the road-paving fund encumbrance after the paving contract terms have been worked out.

Liquor License expansion RCA – move to September 16th meeting

The Commission deferred discussion of liquor-license expansion requests until the September 16, 2026 meeting. The topic will be addressed with interested parties at that meeting.

Signing of 2026 Recreation Management Agreement Addendum

The Commissioners signed the 2026 Recreation Management Agreement Addendum using the previously agreed-upon language. The date of execution was completed on the document.

Next Meeting including PUBLIC HEARING for accepting unanticipated funds from WEA: Wednesday, September 16, 2026 @ 6:00 PM

Public Comment Period

- Scott Sallaway, 110 Snowood Dr, spoke about the third-party operating arrangement proposal for Campton Mountain and that proposed $150,000 investment sounded cheap. He also asked about the use of the TAN loan, tax money owed to the District from both towns from 2022 to 2025, staffing implications if mountain operations were transferred to another operator, and the potential for forgiveness of a portion of the approximately $5.4 million water-system financial-assistance loan, and the lawsuit.

Ms. Patti said that the staffing implications would need to be discussed if the proposal is given any more serious consideration. She also was noted that loan forgiveness is not guaranteed but there may be a chance for forgiveness. As for the lawsuit, she said that it is still ongoing.

- David Ketcham, 111 Hodgeman Hill Rd, asked to provide advance public notice of the Recreation Department's seasonal closing date.

Ms. Chatel agreed to issue a notice regarding the anticipated closing date.

- Mr. Ketcham also asked whether WEA could pay the contractor directly, instead of the Commission going through the motions of accepting WEA CIF funds.

Ms. Patti said that this is something the Commissioners need to discuss during a non-public session and only then she would be able to answer that question.

- Mr. Ketcham also asked what the contract for paving roads was referring to, as he wanted to make sure that it was for repair and maintenance of existing paved roads, and not paving dirt roads.

Ms. Patti responded that she has not seen the contract yet, however, she said that she believes that Mr. Ketcham's statement is correct, but she will need to check the contract to see which exact roads it covers.

- Mr. Ketcham also asked the Commission to have a discussion with WEA on the third-party mountain operating proposal.

Ms. Patti agreed that this is the way to proceed with this discussion and that dialog is important and the Commissioner are happy to have it.

- Heather Harris Keddy - 37 Marden Drive - raised concerns regarding the condition and water quality of the Pond [Chickenboro Brook/Reservoir]. She stated that her concerns had previously been raised with WEA and the District, and requested prompt, comprehensive watershed and water-quality testing. She added that the District only tested the water for E coli. Ms. Keddy noted her concerns about potential effects on the water quality from aging septic systems, drought conditions, algae or cyanobacteria. She said that the Pond [Chickenboro Brook/Reservoir] is being used by residents, renters, and children participating in summer recreation programs and that there may be a liability issue. Ms. Keddy said that she received the initial $5,000 quote for a watershed assessment and stated that additional quotes were being requested. She asked that the matter be placed on the September 16, 2026 agenda and that the District proceed with testing before colder temperatures affect the usefulness of seasonal water-quality results.

Ms. Patti thanked Ms. Keddy and asked Ms. Smith to put the item on the September 16, 2026 agenda.

- Richard Mayo asked about whether the Recreation Manager position has been posted as he has not seen it on the District website.

- Mr. Mayo asked if he could see the candidates' resumes to which Ms. Chatel responded that it absolutely could happen to which Ms. Chatel responded that it absolutely could happen.

Non-Public Session

Ms. Patti motioned at 6:31 PM to enter non-public session for the purpose described in RSA 91-A:3, II (a), (b), (c) and (d). Mr. Canfield duly seconded. Motion carried with a 2:0 roll call vote: Ms. Patti – aye, Mr. Canfield - aye.

Non-public session was entered at 6:32 PM, Commissioners Patti and Canfield were present in person. Also, present waw General Manager Helen Chatel and Administrative Assistant Allison Smith (left at 6:50 PM).

Resumption of Public Session.

Mr. Canfield motioned to exit non-public session. Ms. Patti duly seconded. Motion carried with a 2:0 roll call vote: Ms. Patti - aye, Mr. Canfield - aye.

Public session was entered at 7:24 PM. Commissioners Patti and Canfield were present in person.

Mr. Canfield made a motion to seal the non-public session minutes as not doing so will adversely affect the reputation of any person other than this commission and render a proposes action ineffective. Ms. Patti duly seconded. Motion carried with a 2:0 roll call vote: Ms. Patti, Mr. Canfield - aye.

Adjourn Meeting

Ms. Patti made a motion to adjourn the meeting. Mr. Canfield duly seconded. Motion carried with a 2:0 roll call vote: Ms. Patti, Mr. Canfield - aye.

Meeting adjourned at 7:25 PM.

Minutes prepared by Alvina Snegach