

WATERVILLE ESTATES VILLAGE DISTRICT

December 12, 2020 MEETING MINUTES

Attendees: Matt Smith, Maureen Patti, John Herlihy, Corey Smith, Gerry Panuczak, Judy Kinney

Guests: Adam Field, Adam Lomba, Adam Young, Alexis Regan, Alissa Imbrascio, Mike Hering, Mark O'Hara, Ned McElroy, Rebecca McElroy, Jaime Oldmixon, Ellen Witt, Mary O'Brien, Jack Letvinchuk, Sean Tole, Brian Sylvia, Linda Reynolds, Jeanie Price, Linda Ivers, Susan Alessandri, Terry Bennet, Richard Mayo, Knud Hellested, Scott Gray, Ken Grass, Stephanie Arpin, James McKenna, Courtney Germani, Dagny Fleming, Chris Gerber, Andrea Canfield, Rick LeBlanc, Colin Keenan, John Forsyth, Scott Devens, Erin Waldron, Chris MsCormack, Tim Fleming, Lenau Picco, Nina Gray, Charles Goodhue, Dave Ketcham, Chris Bernardi, Terri Tole, Andrew Erickson, John Babson, Janis Hellested, Kristian Sanchez, Mark Crovella, Michael Heiplik, Allen Meringolo, Mark Felag, Bill Donahue, Harry Bertino, Madhavi Challagulla, Scott Hettinger, Mary Hettinger, other unidentifiable parties via zoom.

Call to Order: Mr. Herlihy called the meeting to order at 9:28 AM.

Covid Zoom Declaration: Mr. Herlihy read a declaration authorizing a zoom meeting per the Governor's orders.

Roll Call: Mr. Herlihy, aye, Ms. Patti, aye, Mr. Panuczak, aye.

Previous Meeting: Mr. Herlihy re-stated the Village mask policy discussed at the recent non-meeting which was aborted to comply with RSA 91-A. Clerks note: Other discussion took place at the non-meeting, but no deliberations occurred. Mr. C. Smith discussed a possible snow gun pump and the water system.

Opening:

Ski Lodge: Ms. Patti provided an update on readiness including installing a temporary plastic partition that would allow access the the main floor bathrooms only via the deck. A barrier to prevent people from congregating at the live edge shelf at the window is also recommended by the Fire Chief.

Snow Making: Mr. Panuczak provided an update on a plan to use untreated water for snowmaking by installing a pump at the ski bowl pump house. Dubois and King has provided consultation on the approach. To cover the mountain, 2 million gallons a year would be required. The DES would not give verbal approval for using treated water in that quantity. The plan would provide 65 GPM to the top of the chair lift. He discussed an email from Mr. Hering with an alternate plan referencing a snowmaking committee. He inquired as to how the committee was formed and who was on it as he can find no records. He asked what CIF contributions there might be for the plan. He observed that Mr. Hering's plan is to draw water from the upper pond and that it would involve private property easements. He stated that a draw rate of more than 20,000 gallons per day would require a study. He observed that the village plan avoided the study and the easements. Mr. Herlihy said that we don't yet have power for the snow gun as the work order had to be cancelled by Eversource as they addressed storm damage and a reschedule is still TBD. Once scheduled there is a 3-7 weeks installation estimate which means that snowmaking is unlikely this year, but if possible he felt it would be ok to make snow with treated water this year. If we do make snow it should only be between the hours of 10PM and 4AM and we should not make snow during weeks of school vacation (totaling 3 weeks, one in December and two in February). A motion was made and seconded to that effect. Discussion took place around evaluating how snow making affected water tank levels and it was decided to table the motion until after the joint WEVD and WEA meeting scheduled for December 29th. Mr. Herlihy made a motion to ask Dubois and King for water level recommendations, seconded by Ms. Patti, and the motion passed unanimously by roll call. Mr. Panuczak recommended reconstituting a snow making committee to review option A, tapping well water before treated at the ski bowl pump house versus option B, drawing from the upper pond.

Snow Making (cont.): Ms. Patti observed this is an existing WEA committee. Mr. Herlihy asked for Mr. Hering's thoughts on the WEA plan and timeline. Mr. Hering indicated WEA would like to blow snow on the rope tow and work towards a pond solution. He stated that it would not draw more than 20,000 gallons per day from the upper pond. He indicated that a pond solution would be engineered by mid-winter.

HVAC: Mr. Herlihy stated we had bids from consultants to evaluate the facilities and a selection would be made on the 15th. The prices were indicated to be in the \$9,000 to \$14,000 range.

Safety Audit: Mr. Panuczak said there was confusion in the community about the wisdom of, and repercussions of, contacting our insurer to evaluate the condition of the Ski Lodge and Recreation Center. He reiterated that they are a resource to help us manage our liability. Our insurer, Primex, provides insurance for many municipalities in NH and has the experience and insight needed to help us. Primex has indicated that we need a safety committee, comprised of labor and management, that meets at least four times a year with one meeting being a tour of the properties. The walkthrough performed by the Commissioners and evaluated by Primex indicated 100 safety issues in 30 categories that required remediation. He indicated that the previous claims about safety committee activity was not accurate as there was no evidence of the required number of meetings or facility inspections as the General Manager had claimed. The General Manager has been asked for an action plan to address the issues. He indicated that the Lodge should be given top priority so we can open safely.

Lodge Services: Mr. Hering indicated the Association Board wished to make takeout available Friday and Saturday nights. Discussion took place around logistics including outdoor seating and its effect on plowing. It was determined that seating would be "bring your own". The Commissioners inquired about a pro-forma budget for profit and loss. Mr. C. Smith stated he was working on it but in the past, they assumed \$600 a day of gross sales covered Duffy's salary. Mr. Hering said this was a grey area. Discussion took place around whether it was OK for this recreational activity to lose money. Discussion took place about the logistics and legality of selling alcoholic beverages with the building closed. Mr. C. Smith said we can sell canned beverages and that there were mixed drink products available in a can.

Guest Business:

Locker Room Update: Ms. Challagulla provided an update on WEA activity as it relates to the Locker Room upgrades and asked for a Commissioner to serve as liaison. Mr. Panuczak volunteered. Mr. Herlihy indicated that information he received was still inadequate, that the CIF transfer needed a formal process, and it would be discussed at the meeting on the 15th. Ms. Challagulla expressed that she did not understand how that affected the conversation. Ms. Patti stated that Village legal counsel has advised that acceptance of CIF must follow statute and that a lack of action by the Village will trigger legal costs. Mr. Bertino asked how it was legal for CIF to go to the Village District. Mr. Bertino asked for a cost calculation for the Ski Lodge opening for the 18th and 19th of December. Heated discussion took place. Ms. Patti stated she would consider Mr. Bertino's question a Right to Know request and respond accordingly.

Records Committee: Mr. Patti discussed Right to Know procedures proposed by the Records Committee and that they were posted on the Village web site so people could review them prior to the Commissioners discussing and possibly approving at the next meeting.

Adjournment: Mr. Herlihy motioned to adjourn the meeting, Ms. Patti seconded, and the motion passed unanimously by roll call vote at 10:48 AM.