



WATERVILLE ESTATES

WATERVILLE ESTATES VILLAGE DISTRICT
COMMISSIONER NEWSLETTER

JANUARY 2021

Commissioner January Newsletter

I have been a Commissioner since July of last year, making it nearly 6 months since my election to this office. I'm very pleased to inform the community about some of the important progress we've attained in this short period of time.

Firstly, during 2020, I led a Master Water Plan Committee which, through open hearings and diligent discussion within the community augmented through expert advice from others in the industry, we developed a bid for consideration by the Engineering professionals in the region. We held an open bid process, and opened the bids on the front lawn of the Recreation Center and drafted profile questionnaires by which we fairly narrowed the 5 bids down to one which we ultimately selected.

That firm has been studying our system, our flow, our needs and our challenges, as well as focusing on our future requirements. In October, when we suffered a major leak which emptied our main storage tank capacity, we went into action to identify and remedy that fault, and restored the water flow after a full day's outage for many.

This was an unfortunate experience, but one that taught us that we need to improve our valving and system management to provide better information to those in the field, with portable tablets and better information by which to make prompt decisions. We upgraded our system management, which was at its, "End of Life", and acquired two tablets for the field workers resolving the water issues. We are implementing recommendations for more meters in the system to measure the flow of our water branch lines, and continue working with our Engineering team to build the "Water Master Plan" to help us manage this important resource.

Additionally, we've developed a "Scope of Work", and put forth a bid for Environmental evaluation of our facilities at both the Recreation Center and the Mountain Lodge. This has been an initiative driven by the COVID outbreaks that have curtailed the use of our facilities, and in this study's Phase 1 review, it is apparent that we have had many serious ventilation and air flow problems. By addressing these issues we can help mitigate the further spread of this virus, maintain a healthier environment for all, and help our facilities from the build up of mold and fungus, which are also serious health concerns of note.

We're all looking forward to normalization of our environment, and we are acting to help everyone; community members, guests and employees, to a healthier environment which we can all enjoy safely.

I want to extend my appreciation to all those volunteers who have made the time, shared the expertise and examined the challenges we face in a candid manner to help us make good and sustainable decisions that serve us all by bettering our environment and resources.

Regards,
John Herlihy
Commission Chairman

Waterville Estates Village District

Newsletter Report Gerry Panuczak January 11, 2021

I became a Village District Commissioner in October 2020, and have devoted many hours of service to our community in an effort for improvement. Initially, I toured the facilities, and recommended a full safety audit be conducted to identify and mitigate safety concerns at the Community Center, Lodge, and Ski Area. I compiled a comprehensive list that has been turned over to management for a mitigation plan. The Commissioners await that plan. In the meantime, several safety items at the Lodge and Ski Area have been addressed in anticipation of opening on a limited basis. Safety for both employees and guests is a significant concern, and I will not slow the effort to mitigate the safety issues, and reconstitute a standing safety committee comprised of management and staff working with our insurer Primex.

Maintenance of our assets is a primary objective, and with that, I have been involved in reviewing our heating and air conditioning systems at both the Community Center and Lodge. Our current systems are in need of repair, and are outdated to modern standards. The Commission has engaged an engineering study, and we are now looking into short and long term projects that will make our assets more compliant with industry standards, and more comfortable for employees and guests. This project has allowed for a limited opening of the Lodge, and hopefully will allow for the same at the Community Center.

Longer term, I believe that we need to leverage our assets to improve our revenue streams so that we can all enjoy the benefits of the recreation activities available in the Village District. With that, I am encouraged that the Association has invited me to be a partner with their snowmaking committee. Top to bottom snowmaking with a reliable and untreated water source can unlock much potential at the Ski Area. Our plan is to have this completed for the 2021/2022 ski season.

As a member of the Planning Board, I am also encouraged that the Village District is looking toward a Master Plan. This project will require input from all members of the community. Please watch for surveys from this important project. We look forward to understanding what community members want from the Village District.

Finally, I would like to thank all individuals that I have interacted with thus far, and encourage continued patience and commitment to a better Village District. These are unprecedented times, but we will emerge stronger by this experience. Pray for snow, and hope to see you on the slopes soon.

Respectfully Submitted

Gerry Panuczak

SUBMISSION FOR WEVD NEWSLETTER FROM MAUREEN PATTI:

Hello fellow Waterville Estates owners. I am a newly appointed Commissioner of the Waterville Estates Village District (WEVD). I just wanted to take a few moments and to share some of the issues I see facing our community.

First of all, I hope everyone is safe and healthy during these difficult times. The Corona virus has, unfortunately, reached our community but, thankfully, only a small number of folks have been infected. They remain in my thoughts and I wish a speedy recovery to all.

The COVID-19 Pandemic has also impacted our operations. Our Community Center and Campton Mountain facilities were closed pursuant to Governor Sununu's orders. This fall, the WEVD Commission followed the New Hampshire Guidelines for re-opening and hired an engineering firm to review the ventilation systems in both locations.

Upon receipt of a draft Phase One report, we decided to open the Campton Mountain Ski Lodge for indoor dining / bar service while awaiting further information from the (Dubois & King) engineers regarding filtration, air sanitation, and fresh air intake. The motion to open included other conditions required by the WEVD attorney and the New Hampshire's Safer at Home Food Services Industry Guidelines. The ventilation system in Campton Mountain's Lodge needs improvement. I am in support of spending a available funds to have our facility provide as much fresh, sanitized air as possible to reduce the spread of airborne viruses. Our General Manager will, while consulting with the engineering firm, identify the best, most cost-effective way to quickly improve ventilation in our facilities.

I am reviewing the draft Phase One report and some additional information received from the engineers regarding the Community Center. I hope to make a motion for opening the Community Center's fitness room and indoor pools as soon as possible. The ventilation system in the Community Center has inoperable ventilators and there are several issues regarding air circulation. Our General Manager has discussed with me the possibility of having the locker room area air system repairs done while the area undergoes the renovation previously approved in a Warrant Article with WEA committing CIF monies. I hope to get enough information to present a motion to re-open parts of the Community Center at our next meeting on January 20, 2021.

As to both facilities, I am awaiting the Phase Two (and Three) reports and will consult with experts and legal counsel to determine if major upgrades or improvements to our ventilation systems in both facilities are MANDATORY or SUGGESTED. If we are NOT required by law to replace or undertake major (expensive) repairs to the ventilation systems, I will seek to bring the decision on such spending to the voters of the Village District.

[You can read the Phase One draft engineering report as it is posted on the website, Waterville-estates.com]

In terms of other issues for the WEVD Commission, I am looking to introduce (via Warrant Articles) procedures for the following:

1. Including a statement of the tax impact with every Warrant Article (RSA 32:5, V-b)
2. Requiring announcements in WEVD meetings whenever funds are moved in the Village approved budget from one line item to another to cover all District expenditures over \$500.00

3. Correcting what MAY be an improper manner (using tax revenues) for funding our water system
4. Addressing the recurring problem of the language which created the 2006 Recreational Revolving Fund
5. Require a printed version of the District budget be made available to the voters at least one week prior to the annual meeting date
6. Provide a clear and transparent description of how tax revenues have been spent over the past 10 years
7. Re-organize how infrastructure and recreational expenses are assigned to and spread between the General Fund and the Revolving Recreation Fund

I look forward to working with my WEVD Commission colleagues and the WEA Board of Directors as we walk toward meeting the challenges in our facilities.

Thank you,

Maureen Patti

WEVD Commissioner