

**TOWN OF WAITSFIELD, VERMONT**  
**General Wait House Commission Meeting Minutes**  
**Monday, October 6, 2025**

Draft

**Members Present:** Richard Backus, Misha Golfman, AnnMarie Harmon, Fred Messer

**Others Present:** Alice Peal

**II. Regular Business**

**1. Call to Order**

The meeting was called to order at 5:12 pm by AnnMarie. The meeting was held in person at the General Wait House.

**2. Review agenda for addition, removal, or adjustment of any items**

The topic of public internet access was added to the Short-Term Committee section of the agenda.

**3. Public Forum**

Nobody requested time to address the Commission.

**4. Approval of Minutes**

The Minutes of September 15, 2025 were amended and approved.

**5. Current Status of the GWH from Tenants**

Misha reported that things are going well, and that the improvements to the physical space have led to increased tenant satisfaction and general sense of optimism and enthusiasm for working at their offices. Regarding the plans for purchasing a mobile TV screen, Misha noted that he will be asking Friends of the Mad River and the MRVPD for contributions to that purchase, along with an Owl, as there are many opportunities among the tenants for use of this equipment in online meetings. He indicated that the Selectboard has approved pursuing this purchase.

There was a brief discussion of developing the ability on the Town website to sign up for the Wait House meeting room, along with some other logistics of room reservations.

**6. Bylaws Update**

AnnMarie noted that a redlined copy of the Bylaws was included in the meeting packet and explained that the original document was composed by Fred and Brian Shupe a year ago, and that Larissa Ursprung had provided some feedback. Most of the changes made are grammatical. There was some discussion of membership, particularly the allowance for one member to be a resident from a Town other than Waitsfield. It was agreed that, due to the Valley-wide focus of much of the work taking place at the building, the point that much of the building's funding is from donations, and because there needs to be Selectboard approval of any major expenditures, this allowance for a non-resident should remain part of the Bylaws.

**MOTION:** *Richard moved to recommend that the Selectboard approve the proposed modifications included in the Bylaw draft dated September 23, 2025. The motion was seconded by Misha, and passed unanimously.*

## 7. Short-Term Committee Report

- GWH Budget Status Report – A report was included in the meeting packet; AnnMarie noted that she had not been able to contact Steve Lewis prior to the meeting in order to clarify some of the information, particularly the balance remaining in the Capital Reserve after the roofing work, which has been paid for.
- Maintenance Work Completed: Re-Keying, Fire Door, Cellular Communicator – It was not confirmed which of these items had been paid for, and noted that the communicator bid was for \$1091.00
- Maintenance Projects: Foundation for Dairy Barn, Replacing Furnace, LED Bulbs – These are the next projects to be undertaken. A quote of \$10,039 was provided by Pring for the furnace replacement. There was some discussion of the potential for installing a different type of climate control system, but because this is an emergency need due to there currently being no heat in the building and because replacement of the furnace does not preclude future exploration of other alternatives, it was agreed to recommend to the Selectboard that the furnace replacement be undertaken.

**MOTION:** *Fred moved to recommend to the Selectboard that the quote from Pring for a new furnace at \$10,039 be approved. The motion was seconded by Richard, and passed unanimously.*

There was some discussion of initiating a practice of lowering the heat significantly during nighttime hours; Richard explained that it is more efficient to keep the building at a constant temperature.

AnnMarie reported that Pring had quoted \$22K for cooling units, and suggested that this be discussed at the November GWHC meeting. Any need for compliance with historical preservation requirements will be researched.

It was also agreed to postpone a discussion regarding the dairy barn foundation until the November meeting.

Fred noted that a public-access internet connection has been established at the building, and he and Misha confirmed that the tenants do not foresee any problems with allowing this connection. Misha did note that the building's tenants would like to ensure that there is enough bandwidth for their work connectivity needs, and AnnMarie indicated that she would discuss a possible increase in bandwidth with York Haverkamp.

## 8. Long-Term Committee Report

- Recruitment – Recruitment efforts will continue.
- Grants: Meeting with Jenna Lapachinski – AnnMarie reported that a meeting has been scheduled, she will confirm the October 20 date.

## 9. Other Business

No other business was addressed.

## 10. Adjournment

The meeting adjourned at 6:08 pm.

Respectfully submitted,  
Carol Chamberlin, Recording Secretary