

TOWN OF WAITSFIELD, VERMONT
General Wait House Commission Meeting Minutes
Monday, March 2, 2026

Final

Members Present: Richard Backus, AnnMarie Harmon, Fred Messer

Others Present: Misha Golfman, Mad River Path; York Haverkamp, Town Administrator

II. Regular Business

1. Call to Order

The meeting was called to order at 4:35 pm by AnnMarie. The meeting was held in person at the Waitsfield Town Office and online via Zoom.

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

No changes were made to the agenda.

3. Public Forum

Nobody requested time to address the Commission.

4. Approval of Minutes

The Minutes of February 2, 2026 were approved.

5. Current Status of the GWH from Tenants

Misha reported that there are no urgent concerns with the building, but that the kitchen would benefit from some painting in the short term, and new counter tops in the future. He indicated that, if supplies for painting were provided, the work would be undertaken by tenants. It was agreed to move forward with the painting project as outlined by Misha, and to add new kitchen counter tops to the long-term maintenance list. Richard and Fred also spoke of providing some trivets for the kitchen.

AnnMarie noted that Misha had organized the basement storage and made the area more navigable; she also offered a reminder that Beth Kendrick's space is available for use by another tenant.

Fred reported that he had replaced some of the dining room chandelier lights with LED bulbs. He also explained that he had looked at Beth Kendrick's heating situation, and at this point had no suggestions for improvements to minimize the need for her needing a supplemental electric heater when her door is closed. He suggested that Richard look at the situation as well.

The configuration and cost of adding a gutter to prevent roof runoff over the entryway was discussed. York explained what East Coast Metal had suggested, which is for installation of a large gutter (in order to prevent icing issues) the full length of the building area above the doors. Where to direct the downspout/runoff to was discussed; Misha and Fred offered to determine the length of gutter needed and where to direct water in order to prevent impacts to the connector space.

York indicated that he had not yet found a source of interior door numbers which he felt were appropriate for installation. Misha suggested that Charlie Hosford may be interested in creating wooden numbers for this purpose.

York reported that he had not yet heard back from the Fire Marshall regarding an inspection of the building.

Richard noted he was not able to locate a contractor to make adjustments to the entryway doors; Misha reported that the issues had been resolved as the weather changed.

6. Long-Term Committee Report

- Stabilization of Dairy Barn Foundation – AnnMarie reported that she had received information from two contractors, noting that one had provided cost information and the other would do so soon. The one estimate received outlined a cost of \$75K for removal of the ceiling and stalls, raising the structure and lowering it onto a new slab, using a new sill and anchor bolts. The need for insulation under the slab and inclusion of conduits for plumbing and electrical lines were noted as potentially increasing the cost. AnnMarie explained that the cost might be reduced by approximately \$20K if volunteers completed the removal of the interior features, but that the contractor has the insurance coverage and expertise related to the work.

Mr. Haverkamp explained that an RFP is not necessary, but that a minimum of three quotes should be obtained in order to proceed with selecting a contractor.

AnnMarie indicated that she would complete an architectural sketch for plumbing needs and contact plumbers for cost information.

It was discussed that the Reserve fund balance would not completely cover this project, and AnnMarie explained that she had available copies of fundraising communications which had been previously drafted, which she would work on refining to be used for raising additional funds to finance this work. It was discussed that a goal should be set of raising enough to cover a cost of \$85K, which would allow for a contingency amount. AnnMarie will present this project information to the Selectboard at their March 16 meeting.

- Annmarie reported that Barrie Fisher had provided a quote of \$600 for producing a set of 25-30 photos of the dairy barn, to be taken before the work is completed, providing an historical photo documentary of the building. The proposal also includes the Commission's selecting 5 of the photos to be printed in an 11 x 17 format for display.

MOTION: *A motion to approve the expenditure of \$600 to Barrie Fisher for the photography work outlined was approved unanimously.*

- AnnMarie provided an update on efforts to design and laminate copies of an evacuation plan poster for display at the Wait House as appropriate. She will work further on a design, and suggestions were offered regarding having the Chamber of Commerce provide the lamination or the possible use of document protectors.
- Historic House Tour with WHS for Semiquincentennial – Fred noted the minimal membership level of the WHS; he and AnnMarie agreed to meet and discuss this matter.

7. Short-Term Committee Report

- GWH Budget Status Report – York explained that Sandy Gallup is working to outline the details of receipts and expenditures and create a spreadsheet of this information. He

reported that Sandy has rectified the audit information, and that the definitive Reserve amount is \$56,303.

- Furnace and Propane Issues, Rectifying Invoice – AnnMarie thanked Fred for taking the time to ensure that the invoice for the recent emergency visit was voided, as the visit was due to a lack of automatic fuel delivery.
- Internet Cybersecurity – York explained that it had been suggested that each tenant have their own connection line; he will get a cost estimate for this work.
- Maintenance Projects underway – Many items were reported on earlier in the meeting. AnnMarie noted that it is not likely that the ceiling work will be completed before May and that this will be discussed further when costs are known.
- Maintenance Work Completed: The deadbolt on FMR lab has been installed, the temperature sensor has been ordered.
- AnnMarie had obtained a cost estimate for Travis Gendron to apply Stay-Mat to the rest of the parking area and re-tamp the entry ramp as well as add a mortar additive for the top of the ramp, for a cost of \$1600.

MOTION: *A motion to approve contracting with Travis Gendron for the work outlined for the amount of \$1600 was approved unanimously.*

- It was agreed to ask Gib Geiger to solicit one or two more quotes for the proposed dairy barn foundation work.
- AnnMarie will ask Joe Steger what might be possible for venting the upstairs bathroom.
- AnnMarie will work on drafting fundraising letters and seeking a donor willing to match contributions. It was agreed that Front Porch Forum posts would also be beneficial.

8. Other Business

It was agreed that an announcement of the need for new members would be made at Town Meeting.

9. Adjournment

The meeting adjourned at 5:56 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary