

TOWN OF WAITSFIELD, VERMONT
General Wait House Commission Meeting Minutes
Monday, August 10, 2026
Draft

Members Present: Richard Backus, AnnMarie Harmon, Fred Messer (Historical Society)
Others Present: York Haverkamp, Town Administrator; Beth Kendrick; Michelle Krieg (FMR)

II. Regular Business

1. Call to Order

The meeting was called to order at 5:02 pm by AnnMarie. The meeting was held in person at the General Wait House 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 speak.

4. Approval of Minutes

The Minutes of July 13, 2026 were approved.

5. Current Status of the GWH from Tenants

Michelle reported that the toilet seat in the upstairs bathroom needed replacement. She was advised to purchase a new seat at Bisbee's, and it was explained that this type of expense does not need to wait for a meeting to be addressed. AnnMarie will send a related email to all tenants.

AnnMarie expressed the Commission's gratitude for Charlie Hosford's repair of the picnic table, noting that a thank-you card was being circulated among the tenants.

Waitsfield Historical Society Opening Museum Space of Weekends – Fred spoke of the videos he has created and an upcoming 'tour' video he is working to complete. He explained that if it can be arranged to have the door to the upstairs locked on Fridays, it would be possible to open the museum space on weekend. Fred will work with Joshua Schwartz to figure out the necessary logistics to have this practice begin.

6. Long-Term Committee Report

- Stabilization of Dairy Barn Foundation Fundraising – Beth suggested making use of the barn's stalls as carrels for work spaces, which was agreed would be a good use of the space. Further discussion led to AnnMarie's suggesting that three of the walls be removed, refinished, and made to be portable so that the space can be reconfigured as needed. It was also noted that the Trails Alliance may be interested in leasing the entire space. It was agreed that York and AnnMarie would arrange for a meeting with architects to discuss possible options and related structural needs.
- Historic Preservation Grant Application – No updates were available at this point; AnnMarie will connect with Joshua Schwartz regarding upcoming grant opportunities.

7. Short-Term Committee Report

- GWH Budget Status Report – York explained that he will begin populating the new spreadsheet as budget season begins, at which point there will be several months' worth of data available from the current fiscal year. He noted that expenses are currently on budget, having had no large unexpected needs. AnnMarie will set up a meeting in December for initial budgeting work.
- Status of the sleigh – AnnMarie suggested keeping the sleigh in the barn for now.
- Maintenance projects with cost estimates –
 - Plaster ceiling – Joe Steger is starting this work tomorrow.
 - Metal gutter over entrance – Joe will complete the gutter work when the ceiling is completed. Fred and Richard will measure the gutter and Fred will obtain the necessary materials.
- Maintenance projects underway
 - Dairy barn documentation – AnnMarie will check in on the progress of this project.
 - Countertop painting – Tenants will be completing this work.
 - North side storm door – Fred and Richard will remove and inspect the door.
- Maintenance work completed
 - Internet cybersecurity – completed
 - Women's restroom toilet – completed
- Vent in bathroom – AnnMarie will ask Gib Geiger to reach out to East Coast Roofing for an estimate for installing a roof vent.

8. Other Business

Recruitment – Some possible new members were mentioned, and those people will be contacted.

9. Adjournment

The meeting adjourned at 6:03 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary