

TOWN OF WAITSFIELD, VERMONT
General Wait House Commission Meeting Minutes
Monday, September 21, 2026
Draft

Members Present: Richard Backus, AnnMarie Harmon, Fred Messer (Historical Society)
Others Present: York Haverkamp, Town Administrator; Beth Kendrick; Steve Lewis, Town Treasurer; Joe Steger

II. Regular Business

1. Call to Order

The meeting was called to order at 5:015 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

A discussion of FMR's request for a photo display was added to the tenants' update section of the agenda.

3. Public Forum

Nobody requested time to speak.

4. Approval of Minutes

The Minutes of August 10, 2026 were approved.

5. Treasurer Presentation

Steve Lewis outlined the process which he and Sandy Gallup undertook to clarify the revenue and expenses for the Commission. He noted that the beginning reserve balance, from the onset of the separation of operations/bank accounts, was \$67,279. He explained the monthly reports which he will be providing, and reviewed the current reports with those present. It was agreed to add rent received to the income column where appropriate. Commission members thanked Steve for these efforts, and expressed their satisfaction with the reports to be provided going forward.

6. Current Status of the GWH from Tenants

Beth reported that there were no current requests or concerns from tenants, but did suggest that the group consider removal of the lilac by the doorway. She has been keeping it cut back to some degree, but it is an older variety that is sending out suckers, including through the Staymat. AnnMarie offered to obtain an estimate from her landscaper for addressing the lilac's spreading, along with end of season flower bed clean up. It was agreed to contact Friends of the Mad River (FMR) regarding possibilities for planting native species at the building.

AnnMarie explained that FMR would like to hang some photograph in the downstairs area, and there was some discussion regarding how this can be accommodated without causing damage to the plaster walls. It was agreed that a system should be installed that will allow for a rotating selection of photos to be displayed, and some potential hanging strategies were reviewed. Richard and AnnMarie will meet to make further plans.

A quote had been received from East Coast for installing a vent in the roof for providing bathroom ventilation.

MOTION: *A motion to approve an expense of \$685 for East Coast Metal Roofing to install a roof vent was approved unanimously.*

York will contact East Coast.

7. Long-Term Committee Report

- Meeting with MH2 and Structural Engineer for Dairy Barn Project – A meeting was held earlier in the day, with the structural engineer agreeing to review stabilization plans for when the building is raised. AnnMarie will be reaching out to VIA (Chris Cook) and others in order to obtain at least three quotes for this work. Several house movers were suggested. The age and quality of the building's construction were discussed, with it be agreed that a quote should also be obtained so that a general sense of what a tear-down and reconstruction would cost, so that full information may be presented to voters and potential funders.

8. Short-Term Committee Report

- Maintenance projects with cost estimates –
 - Metal gutter over entrance – Funds were approved by the Selectboard, the material to use and hanging logistics are to be determined. A product from Classic Gutter Systems was agreed at the meeting to be a suitable option.
- Maintenance projects underway
 - Dairy barn documentation – The photos have been taken, and will be presented so that selections may be made for those to be framed.
 - Countertop painting – Not yet completed.
 - Exhaust fan in upstairs bathroom – Joe will coordinate with East Coast for installation of a fan in the bathroom to connect to the vent being installed.
 - North door exit sign – Fred completed this project.
- Maintenance work completed
 - Internet cybersecurity – completed
 - Plaster ceiling repair – completed
 - Women's restroom toilet – completed
 - Repair of toilet seat – completed
- New work
 - AnnMarie confirmed that she will be getting a quote for fall garden and lilac clean up.

9. Other Business

Recruitment – Joe Steger is considering joining the group; the process of sending an email expressing interest to the Selectboard was explained.

10. Adjournment

The meeting adjourned at 6:37 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary