

**Campton Conservation Commission
Pattee House Sale Meeting
June 19, 2009; 10am**

Present: Jess Halm, Melissa Greenawalt-Yelle, Jane Kellogg, Lisa Doner, Tammy Wooster, Harry Huguen, Eric Wooster

The above met briefly at the Pattee House to discuss some issues that arose as a result of a home inspection requested by the buyer. The home inspector recommended that the buyer resolve the following three issues:

1) Ants

Harry pointed out an area on an inside corner of the garage where ants could be seen. The ants seemed to be isolated to this area only, but all agreed that there was no way to tell the extent of the problem without a professional opinion. Jess suggested that we offer to pay an initial consultation fee and one time treatment. Lisa asked at what point the ant problem would be considered resolved and cautioned that we don't want to be held accountable for managing a potentially long term problem. Harry suggested that we call around to a few pest control companies to inquire about treatment contract protocols. The issue was set aside momentarily.

2) Water Heater:

The Home Inspector recommended that the water heater be replaced. All agreed that this was an unreasonable request considering that the condition of the water heater was fully disclosed in the P&S agreement.

3) Roof Work:

The home inspector recommended that the house be re-roofed. All gathered at the back of the house to take a closer look at the roof. Local carpenter Eric Wooster who was present agreed that the roof shingles were nearing the need for replacement; however the roof in the present condition showed no evidence of leakage or compromise.

All agreed that the only issue resulting from the home inspection that warranted action on the CCC's part was the presence of ants. Furthermore all agreed that the CCC should not be spending its time researching pest control issues and that in lieu of directly dealing with the situation that we reduce the asking price. Jane asked Harry how we could deal with this when we already have a signed P&S agreement. Harry said that he could draft an addendum to the P&S agreement stating our wishes. Jess made a motion to resolve the buyer's concerns and move forward with the sale in a timely manner by reducing the asking price by \$1,000 pending Select Board approval. Melissa seconded the motion. All were in favor. Tammy made a motion to seal the minutes until after the house sale. Jess seconded the motion. All were in favor.

Meeting adjourned 9:35 am

