



## **Emerald Lake Village District**

Office: 147 West Main Street, Hillsborough, NH  
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Thursday, January 4, 2024@ 6:30 PM  
workshop meeting  
Location: Main Office

In attendance:

Sara Auger (Commissioner, Chairman)  
Brett Taber (Commissioner)  
Carolyn Renken (Treasurer)

Stephen Bouchard – road contractor  
Wanda Dube  
Late arrival to the meeting - Soren Wills

Meeting called to order by Chairman Auger at 6:30 PM  
Pledge of Allegiance  
Roll call of officials completed.

### **Public comment:**

Chairman Auger opened the floor for any public comment: No questions or comments were received at this time.

### **Commissioner meeting topics covered:**

The first topic covered was an update shared by the road contractor. He shared an update about road maintenance work done today. Gravel was spread around the full main loop around the lake (Red Fox Crossing, Emerald Drive, Hummingbird Lane) to help fill in the misc. potholes, erosion spots that had formed since the fall grading was last done. He further shared thoughts about several culverts, and ditch lines are showing signs of clogging, filling up with some sediment. Additional roadway work would continue on Friday.

Commissioner Taber asked if he would be able to share additional feedback once the area is reviewed as to some of the more severe areas of concern so that a priority list can be put together for addressing now and for the future budget planning efforts.

Next topic of discussion was that of the Open District Clerk position. Commissioner Auger asked if any additional applicants have reached out to the commissioners. Commissioner Taber shared that he knew of two interested parties. One applicant shared an interest in that if the board was unable to locate someone by the next meeting, then they would offer their support to help us through towards annual meeting. Commissioner Taber also noted that a resident from the Moccasin trail area inquired about the open position and that they were interested in filling the roll. After a short discussion, Commissioner Taber made a motion to reach out to the Moccasin trail residents and offer them the roll based on their direct interest. Commissioner Auger seconded the motion; the motion passed with both yes votes.

Next topic of discussion was an update on the 2023 leak detection grant report. Chairman Auger shared that the Leak detection efforts were conducted in October 2023. The Board recently was made aware of the report and the inquiry from NHDES if any/ all leaks identified during this leak detection effort had been repaired. Based on the report, a single leak was identified on a residential service connection. The address noted in the report indicates a non-existent address on Hummingbird Lane. The board discussed this and acknowledged that further details are needed to identify this potential leak site. Chairman Auger was going to reach out to the leak detection contractor as well as Aquamen in attempt to better locate the site. Another noted element of the report was the generalization of inspecting, types of lines; Iron ductile, PVC, and Copper. The board was not aware of Copper piping on the infrastructure and was going to inquire further as this may aid in the future piping inventory requirement with NHDES and the EPA.

A new resident came into the meeting during the above leak detection topic and interrupted stating they he had a question. Chairman Auger advised them to wait until the current topic was completed and that she would then again open the floor to public comment.

Public Comment opened again:

Soren Wills commented on a multitude of items ranging from contractors work performance, bus stops, taking of his property, tax refunds, bond insurances, flaggers required, statutes regarding District articles of incorporation, water connections, building moratoriums, well drilling, trucking water meters, trucking water loss on roadway, "NH Tap" company support projects, etc. Chairman Auger attempted to respond to some of the questions/ comments that were made by Soren Wills. All topics ran together and based on these notes made it extremely difficult to maintain effective notes and comments that were shared back in response to the topics raised. There were more comments, questions, concerns raised but they were not fully captured. One added comment that was noted is that Mr. Wills asked if the Board was interested in having "NH TAP" come to a future meeting and provide a presentation of their programs, Chairman Auger noted that if their contact details were shared, we could investigate further.

Chairman Auger shared some response / feedback on the topics: All of our contractors are insured, and proof of insurance is obtained by the district before work begins, If bonding is required as part of a project that too is obtained. *Note added by minutes taker (Commissioner Taber): detail not shared during this meeting due to ongoing talking: this topic was raised previously by Soren Wills with the Town of Hillsboro Highway department and inquired about further by their road agent over the summer months 2023 to the ELVD Board of Commissioners. A copy of the Bond agreement as a requirement for the loan grant funds through the State of NH was shared with the Town of Hillsboro Highway department foreman at that time. There were no concerns raised by the Town of Hillsboro to the ELVD Board of Commissioners in respect to any damage or need for repair to Gould Pond Road.*

Resident Wanda Dube asked to interrupt Mr. Wills so that she could talk about something he had mentioned previously. (that topic was not directly correlated). The resident shared that they had lived in the district and had been watching some of the meeting videos that have been shared for over the past two years. Ms. Dube's comments focused on how the meeting/s were being handled by Chairman Auger

and on how she felt comments/ concerns of the public were not acknowledged / listened too. It seems that her comments solely focused on Commissioner Auger. (*Note: Commissioner Auger served as District clerk for a period of time prior to the Annual meeting elections held in April 2023*). She noted an example of her interaction with Chairman Auger at the start of the meeting even before it started. This comment seems to relate to when Resident Wanda Dube, mentioned an interaction prior to the start of the meeting when she raised her hand at 6:29 PM to ask a specific question and was asked by Chairman Auger to wait one minute as the meeting was about to begin. This seemed to be in reference to an open conversation with the road contractor and the board/ and all present in the room. The meeting had not formally started at that time.

During this exchange comments were made by this resident about the old piece of equipment at the sand pit. When Chairman Auger attempted to respond to this question about the equipment by sharing that it does not belong to the district, the resident responded she didn't care.

*Note: The district has had the privilege of using the sand pit property over the last several years as a benefit to the district provided by the property owner- Mrs. Edwards. This property owner has also previously allowed the owner of said equipment to store their equipment there that was originally supposed to be for a short period of time. The district recently entered into an agreement with the property owner to use the property for Official District use. At that time, the district was advised that the owner of the equipment would be notified that they would need to remove their equipment from the property. This is being noted for clarity purposes since it was missed in being shared during the meeting.*

Resident Wanda Dube shared that this is one reason why only two or less residents even showed up for tonight's meeting or do not want to hold an office in support of the district. Chairman Auger responded that she was sorry that the resident felt that way.

Chairman Auger responded by informing her that while the public has a right to come to the meetings, public comment or speaking does not have to be allowed. Soren Wills then asked for the RSA on this. He was told it could provide provided.

*Note: "Open to the public": Anyone, not just local residents, may attend, take notes, record and photograph the meeting. However, except as required in a public hearing, the public has no guaranteed right to speak. RSA 91-A:2*

Soren Wills jumped back in and began to make accusations of people having their own agendas and began verbally accosting another resident that was not present at the meeting stating that this resident runs the meetings, etc. This resident he was accusing, was Melissa Taber. Commissioner Taber asked Mr. Wills to stop with his comments about another resident and his approach to verbally attacking them. Commissioner Taber advised Mr. Wills that Mrs. Taber was not a commissioner and has no part in any of the topics he raised. Commissioner Taber asked Mr. Wills to stop his comments at that time and that he was not going to be permitted to verbally attack his wife in this meeting forum. He attempted to continue, and Commissioner Taber advised him to "Have a God Night sir" several times.

The resident (Wanda Dube) commented to Mr. Wills that his behavior in verbally attacking others takes away from the comments / concerns he may have and was trying to address. Mr. Wills left the building stating he was going to call the police and his lawyer.

At this point Chairman Auger closed the public comment and continued on with the meeting.

The next business topic was project updates:

- Eastman well Piloting – Equipment/ parts are now on site and the system is being built. More details to come as efforts progress.

- Patten hill Project – Draft report still pending feedback from NHDES on SRF/ requirements and contributions.
- CWSW asset Management project – final report draft has been submitted to the ELVD Board of Commissioners for review. If the Board can review by the 1/18/24 meeting, we can then share any corrective comments with Gale Associates so that they may make any changes prior to sharing with NHDES for their review and approval of the project. The final project report is scheduled to be shared/ released at the 2024 Annual meeting with a summary report out to residents.
- Meetinghouse project costs – Draft cost inquiry was made just prior to the end of CY 2023 Holiday time. That feedback is still pending.

The next update covers the 2024 Source Water protection grant application the board submitted at the end of CY 2023. The board recently received a letter from NHDES that the proposed project was approved and now is pending final approval by the State of NH Governor's council. A summary outlining the project was shared in the initial application. Additional details will be drafted by Chairman Auger as to what elements we can possibly be performed prior to the NH Governors council fully signing the agreement document. Monetary reimbursements are not eligible for expenses incurred before the agreement is fully authorized. Discussions included ideas of what could be started prior to this task to save time later towards implementation.

*Notes: Many efforts of water loss prevention have been made over the recent years, many of those efforts have been to the district water infrastructure and external to residential homes. This project was drafted to address the repair/ replacement for residential toilet water loss. Residents are not fully aware of the impact that leaking toilets generate relative to water loss volume. As part of this project, full-time residents would be able to apply for a rebate for the replacement of their toilet flappers in an effort to reduce water loss within the district. A communication element, water loss education element, data collection element, physical replacement element and a reporting element will most likely comprise what will go into this project.*

Commissioner Taber noted that in previous board discussions budget planning on this topic some water loss/ financial impacts can be shared as part of the communication element. He will pull those details together for future use on this project.

The Next topic discussed was the water surplus CRF account deposit. In a prior meeting during December 2023, a motion was made and approved to move up to the amount of 1% of the Water annual budget to the water surplus CRF account. This money would come from unexpended funds from the 2023 Water budget. During tonight's meeting, Commissioner Taber made a motion to move \$5,000.00 from the water account (excess funds) and to deposit this amount to the Water surplus CRF account. The motion was seconded by Chairman Auger. The motion passed with two yes votes. Commissioner Taber will draft the deposit letter to the Hillsboro Trustees.

Chairman Auger moved on to addressing the acceptance of previous meeting minutes from December. During this discussion some questions were still pending relative to the December 14 meeting minutes and with Commissioner Carr not being present this evening, the approval of these minutes was tabled to a future meeting.

A Motion was made by Chairman Auger to approve the December 21 meeting minutes as written, Seconded by Commissioner Taber. Motion passed with two yes votes.

Final closing notes:

- Powers Generator will be on sight 1/5/24 to perform our Water well Generator maintenance and repairs. Chairman Auger will provide access to the gated areas.

- The next scheduled meeting will be on Thursday 1/11/24 at the office for the primary purpose of the 2024 budget preparation.

A motion was made by Chairman Auger to adjourn the meeting at 7:15 PM, the motion was seconded by Commissioner Taber. Motion passed with two yes votes.

Submitted By:

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Brett Taber

Approved by:

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Sara Auger- Chairperson

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Brett Taber – Commissioner