



EMERALD LAKE VILLAGE DISTRICT
HILLSBOROUGH, NEW HAMPSHIRE, 03244

Monthly Meeting of the Board of Commissioners

Emerald Lake Village District

February 14, 2019

ELVD Office, 147 Main Street, Hillsborough NH 03244

Present: Diane Cunningham, Chairman of the Commissioners (in person)
Linda Whiting, Commissioner (in person)
Debbie Kardaseski, Commissioner (in person)
Jessica Vitkauskas, Treasurer (in person)
Kim Grondin, Clerk (in person)
Eileen Feindel, Office Manager (in person)

ELVD Residents: Brett Taber, Melissa Taber, Erika Follard, Joseph Feindel, Richard Whiting, Kathy Rodgers, and Mary Ellen Johansson.

The regular Board of Commissioners Meeting was duly convened at approximately 6:02 p.m., at the ELVD office as noticed, with a quorum of three out of three in attendance.

- 1. Approval of Meeting Minutes:** Kim Grondin, Clerk presented the BOC's meeting minutes dating January 10, 2019. Motion was made to accept the meeting minutes, seconded and approved. Kim Grondin, Clerk presented Workshop Meeting minutes dating February 6, 2019. Motion was made to accept the meeting minutes, seconded and approved.
- 2. Finances:** Jessica Vitkauskas, Treasurer presents finances, which shows the bill payments for all vendors equals to \$30,687.48 with the general manifest equals to \$7,063.21 and water manifest equaling to \$23,624.27. Jessica Vitkauskas, Treasurer stated the water was potentially higher than what it usually is due to WSO delivery invoices being late, so ELVD paid both January and February invoices. Jessica Vitkauskas, Treasurer spoke with Charlie from WSO about turning invoices in on time. Diane Cunningham, Commissioner made a motion to accept the finances as is, seconded and approved.
- 3. Wright Pierce/Chris Berg:** Kathy Rodgers, NH Water Works Association explained ELVD did get the Asset Management Grant through DES and Wright/Pierce has been hired. Chris Berg, Wright Pierce has sent paperwork to the Commissioners to include a checklist, certificate of Vote of Authorization, Insurance forms, certificate of good standing, bank forms etc. Kathy Rodgers, NHWWA explains the \$20,000 is a state revolving fund, which is a matching grant.

Kathy Rodgers, NHWWA states “ELVD has the Asset Management grant that basically looks at ELVD’s entire system categorizing the condition, costs and giving a priority list of repairs and capital improvement plans. Wright Pierce has been hired for the water source capacity issue, which a study will be performed and maybe we can use the former engineering report for the water source capacity as part of the match towards that grant. So ELVD will still be paying for the engineering report but it could be used as part of the match for the \$20,000, which is up to you guys. If there are any questions, please ask me because I know it’s a lot of numbers.” Kathy Rodgers, NHWWA states that she is happy to come to any board meetings and has no issue with collecting the documents needed. Brett Taber, resident asks “Would the water meter systems be a potential part of that matching?” Kathy Rodgers, NHWWA responds “there is no installation with this grant, as it is all preliminary plans.”

4. **Old Business:** Discussion was had about the driveway permit for Huntington Dr. Mary Ellen Johansson, Owner had brought all information needed for the driveway permit. Diane Cunningham, Commissioner made a motion to accept the permit, seconded and approved.
5. **New Business:** After discussion with Justin Richardson, ELVD Lawyer it is found that ELVD needs to change the date for the Annual Meeting, which now will be April 20, 2019. Commissioners are still looking for a resident to volunteer to be Moderator at the Annual Meeting.

Erika Follard, Resident and Real Estate Agent has come to the BOC’s meeting to present an application for a water hookup permit for a client that is under contract. Erika Follard, Resident and Real Estate Agent stated “On 5 Rabbit Path, I have a client that would like to put a home on the land, there is an existing foundation, as well as a septic but they were never given water hookup. So, when we went over the contract, I told the other agent that I don’t know if they are going to get it, but they do have a great case, but you must understand that if the Commissioners say no, I don’t know what you can do. I don’t know what to tell them because the residents had already put a lot of money into the lot by doing the driveway, clearing the land, putting in a foundation, and a septic. The only thing they didn’t do was put the modular home and hookup to water. We are under contract right now and that is why I am here to find out what the chances are for these people who have owned their lot since the 70’s, put a lot of time and money into it already but didn’t anticipate that there would be water issues this far down the line? These clients will pay the \$10,000 to hook up and I am here to plead their case.” After much discussion between Residents and Commissioners it was found that by Diane Cunningham, Commissioner the motion was made to pause the decision until speaking with Justin Richardson, ELVD Lawyer, seconded and approved. Diane Cunningham, Commissioner will contact Justin Richardson, ELVD Lawyer and will get back to residents.

Commissioners will be speaking with Chris Berg from Wright Pierce about the water meters. As of right now, ELVD has \$97,954.00 placed aside for these meters. Commissioners will get back to residents on Chris Berg’s, Wright Pierce response.

6. **Public Comment:** Richard Whiting, Resident stated “Over a year ago, I decided to create an entire ELVD website in my own coding with the intention in the future to become the next webmaster, if the occasion arrived and since then, over the last week, I have had exchanges with Debbie that were not all positive. I would like to start by reading this and state that this is addressed to Debbie and this is not to slam you but to have it noted the responses between us and the disappointment. I will start with seeing as how I do not have the gift of eidetic memory, I will read from my dictation sheet. Debbie, your email response regarding my website introduction dictated a shrouded meaning, that I was a 2nd-class simpleton, who had to be treated like a child, one who was simply not aware of the quality & functionalities of his technical abilities. Your (Debbie) response to this was “I saw what he has done and I’m not wild about it. I’d like to see something a little more eye-appealing. I feel very strongly that we should see it completed before it goes live. Richard wants to change everything over to HostGator right now. I don’t think we should do that until we have a completely new and approved web site ready to go. What he’s done to date isn’t nearly ready to go. I feel like were being strong-armed into this, which is unnecessary. The other site is up and accessible and can be used until a new one is completed.” At no time was I strong-arming my way into that introduction; nothing could be further from the truth. You (Debbie) wanted to see the site before the rest of the commissioners approved it and there was no need for saying that statement, as it’s common practice to do so.

You (Debbie) also stated "I truly appreciate Richards's willingness to handle the website, but it needs to have a clean look, be easy to navigate, and stay away from long pages. The type needs to be larger and legible. Remember that there are older eyes looking at this in some cases." I'm not here to debate any of your negative concerns regarding all the changes you would like to see done; however, you implied that I wanted my website opened now, which again is not the truth. What I will say is that in all the years, Mr. Stefanelli's website has been in operation, since 2004 and I have not seen any negative assessment as to the size of the font being used on it -- or its style. Linda & I, being senior citizens ourselves, have not had any inclinations for rejecting David's use of his font size & style. I don't find any reason to dismiss my website's content as inadequate, inappropriate, or not to one's taste, which is in itself a widely, variable argumentative theme of discussion. You (Debbie) said you wanted people to be able to use my site on cellphones & tablets. Linda (commissioner) told you that in order to put that ability in the site, the open-source content management system -- WordPress, that features to include a plugin architecture and a template system -- would have to be included into the site's code source . . . and WordPress would be charging us \$96.00 per year for that ability. Your (Debbie) response to this was "I am a designer and artist and my considered opinion is that those who are technically adept are usually not design adept. It uses different sides of the brain. I am saying that I don't find the design appealing." With due respect, I'm surprised to see that you have also acquired a user-friendly look into the study of Neuropsychology. I realize (from reading - hopefully - reliable sources on the Web) that even geniuses like Einstein tend to show a blank spot in their psyche when it comes to solving 3D mechanical puzzles. The permeating transparency of truth, as presumably conveyed in this dictation, floats as a membranous shroud, akin to funeral drapes over a desolate landscape. However, that being said, and because of what has been stated up to now, and my reaction to it, it is with deep regret that I now officially decline any interest in becoming the District's forthcoming webmaster and there is no debate after this." Debbie Kardaseski, Commissioner stated "I would like to respond to that and not that I could understand 90% of it but I did not at any point in time question your ability and I stated that. All I said was I have built websites and I don't like to do it and I do not consider myself a web builder and there is absolutely no way that I would do it. I have done graphic design for forty-years and I know what is appealing to people. I have had many jobs that I have designed for people that I really liked, and I get it to my customers, and they hate it and my response is, fine, you suck it up and do it over. My feeling is that you work with your clients and in this case the commissioner board, listen to their concerns and input and you come up with a mutual agreeable project. I felt that what you had ready to go (which is my perception and my reality) and you have a different reality going over there, I got the impression that you were ready to upload that and from what I saw was a very long page and was not appealing, it was difficult to read and felt that maybe we can sit down and hash out a different design. But now, we are basically caught between a rock and a hard place, you have done a fine job of putting us there because now we have let Dave (webmaster) go and now you have quit, so now what, we will have to put it out to bid." Mary Ellen Johansson, Resident stated "from someone who is new, it does sound like this gentleman put a lot of work into something that he cared very much about and I am sure that it was a good product and it has put his wife in an awkward position but in the end, if we can just talk about the subject at hand. I think in a website, it would be nice if beyond the look but the user functionality, I would like to be able to pay my driveway permit, have it directly deposited into the account; rather than writing a check, I would love to be able to apply online and submit those forms online, I would like to pay the water bill (if I could get water) online. I would like that website to have our residents and them be tracked. So, beyond design, I can see the functionality to be a very important aspect of that based upon the very dire situation about the water. So, if the website could also be a calculator, direct depositor (save this young lady from taking my \$50 and taking her time to go to the bank)". Mary Ellen Johansson, Resident states many different ideas that she may have. Debbie Kardaseski, Commissioner stated "I have done a website using Word Press, I had a retreat weekend, and people were able to reserve for the weekend and pay for the weekend through Word Press, do a payment plan through Word Press, pay through PayPal. I feel that our biggest complaint with Dave Stefanelli, Webmaster was we would give him information to put up and it would take him a long time to do it. I had mentioned something, probably a year ago, ELVD is paying him, as we are his customer, and if you want to be able to upload things, you need to be able to do that and he needs to be able to show you how, but he never did. Even when I called him about our domain name, he did provide me with the user name and password for Net Work Solutions and Lunar Pages, he told me at the time that if I needed help to just let him know, so we had the minutes that needed to be uploaded and I got them loaded but they wouldn't show up.

I just don't want to get into something that is so complicated that we cannot do it." Mary Ellen Johansson, Resident stated "it is neither here or there, he (Richard) has already put the time in and decided that it is just not worth it for him (Richard), so I guess that is a done deal". Debbie Kardaseski, Commissioner stated "It bothers me because I at no point criticized his (Richard) ability and there is no way I would do that". Melissa Taber, Resident stated "Like Brett had told me, things that you read from Facebook or text, people can take it the way they want to take it and could be taken two different ways. I am not saying that you are wrong, or he is right, but can we just figure something else out so that we can move on and start solving issues with ELVD." Kim Grondin, Clerk asks "am I turning the minutes into Dave"? Response from the board was "yes". Mary Ellen Johansson, Resident stated "if you guys want my daughter to create a website, I will send you the websites that she has created and they are up to your par and you want her to do it, she will do it for free and teach you how to upload what you need." Melissa Taber, Resident stated "people volunteer for things here, but commissioners don't take them up on it, so people are not going to keep volunteering". Debbie Kardaseski, Commissioner responds "I was ready to take him up on it but if he (Richard) is going to get upset every time somebody says something. All I said was I didn't like the look of it and now he (Richard) has quit, now if we are going to run into issues like that every single month, we can't deal with that." Melissa Taber, Resident asks Diane Cunningham, Commissioner to speak up. Diane Cunningham, Commissioner responds "I don't know what to do anymore". Mary Ellen Johansson, Resident states that her daughter would be interested in helping ELVD with their website. Commissioners thanked her and are willing to look at her daughter's previous professional website work. Commissioners will keep residents updated on this matter.

7. Upcoming Meetings:

Next BOC's Meeting is **March 14, 2019 at 6:00 p.m.** at the ELVD Office.

Next Workshop Meeting is **March 6, 2019 at 6:00 p.m.** at the ELVD Office.

Whereupon there being no further business before the Board at this time, it was moved, seconded by the public and unanimously voted the Meeting be adjourned.

Adjourned at 8:02 p.m.

Diane Cunningham, Chairman of Commissioners

Linda Whiting, Commissioner

Debbie Kardaseski, Commissioner

Board of Commissioners.

Certified by the Clerk: _____ 02/18/19