



Emerald Lake Village District

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Board Attendees

Sara Auger, *Commissioner (Chair)*
Brett Taber *Commissioner*
Katie Page, *Commissioner*
Rick Rose, *Clerk*
Carolyn Renken, *Treasurer*

Residents

Melissa Taber, Linda Garon, Dennis DeForest and Denise DeForest

Non Resident: Bow Smith

Meeting called to order by Commissioner Auger at 6:30pm.

Agenda

ELVD Commissioner meeting
Thursday September 22, 2021 @ 6:30 PM

~ **Pledge of Allegiance**

~ **Roll Call & Quorum of Commissioners**

Residents: Melissa Taber, Linda Garon, Dennis DeForest and Denise DeForest

Non-Resident: Bow Smith

Public Comment and Board response: Residents Denise DeForest and Linda Garon had concerns on the new water bill for \$718.47 for six months. Commissioner Taber explained that at Annual Meeting the residents (approximately 30) voted in to the water budget \$608,847.68. If divided up for the 534 homes, the annual expense per household would be \$1141.23. The first payment towards the water warrant in March was based on last year's rate of \$860. The balance that's owed in the Fall to meet our operating budget is \$383,302.68, which equals the \$718.47. It was shared at the Annual Meeting that the next water bill was going to be in excess of \$1000 per year. All meetings, as well as budget meetings are advertised in the paper, as required and also posted on our website and FB page. The board fully understands paying for water while at the same time facing restricted use (mostly outdoor) of the water. Higher bills are mainly due to the anticipation of trucking in (last year it cost \$150K and not budgeted) water, repairs to water infrastructure, regular maintenance and water violations. Water being trucked in last year was mainly due to source capacity, leaks, usage (very high during pandemic), severe drought and well failures. Hooking up to the Town of Hillsboro would cost approximately 3.5 to 4 million dollars and is a long-term solution. A 10-year program for improvements could include a 5% percent increase to water bills every year. Infrastructure maintenance/repairs have not been made on a regular basis for the past 30 years or more and in those years not all billing was made to even support the budget. This board has made every effort to apply for additional grants/loans to support improvements, including an additional well and repairs to infrastructure.

Resident Melissa Taber inquired about the funds budgeted (\$1750 per month) for the District Admin job and what is being done with those funds since we do not have an Admin. The former office assistant was getting \$400 per month. Currently, our administration costs are \$300 per month. Excess funds, at the end of the year, may be used for legal representation or documentation. The board has taken on some of the Admin duties to save the district money. Denise DeForest, who works for the Town's Tax Collector office, has offered the Town's services shall we need it.

Business Agenda:

- > Income Survey: The board is asking all residents to return these surveys (need 75% return and currently have 34%) as soon as possible to RCAP Solutions. No one on the board sees any information. Resident's names and addresses are not being collected, but each survey is coded with a number and is not resident specific and is just used to ensure duplicates are not being sent or received. There will be an additional 2 week period after the initial date of 9/15 to return the surveys. There may be a second mailing required if enough aren't returned. These surveys (at no cost to the district except for mailing) could enable the district to receive loan forgiveness (from 10% - 40%) as well as receive grants worth quite a lot of money (from \$500K to one million dollars) for future projects to better our community and alleviate the tax burden. If not enough respond to the surveys, the median household income would defer to the Town's, which is approximately \$82K and wouldn't benefit the district much. The water infrastructure project (for 1.26 million dollars) for this year received a \$315K grant and lessened resident financial responsibility.
- > Lake drawdown: Commissioner Taber explained that this will be starting this week and will continue for 3-4 weeks (3"-6" per week) to give residents enough time to remove boats and docks. Completion is scheduled for the week after Columbus Day. All rafts will be pulled out (by resident Mark Martin) by the end of this weekend and will be chained.
- > Road agent update: Bow Smith was here to sign the contract, which is \$121,500 for the year. The amount the board will put in for the budget for this expense next year will not affect the tax rate. Bow rode through the district recently to check what would be his top priority/ies. He will be using "Skippy's" spot for his equipment and/or materials. His start date will be October 4th. He has a couple of other contracts, but his priority will be the ELVD.
- > Fireworks use on district property: Commissioner Taber recently contacted legal and the advice given was to prohibit fireworks due to the probability for liability to the district. He also followed up with our insurance carrier, Primex, and was told that if the district "allowed" fireworks it could be subject to liability for personal injury and property damage and would be subject to a premium increase. They also noted that they would not cover anything related to any violation to state, federal or local ordinances. The Town of Hillsboro does not allow fireworks on any public property without a permit and they don't issue them for this purpose either. They don't have an ordinance against it and permits are not required. Commissioner Taber is in favor of rescinding verbiage regarding fireworks (to say displaying fireworks on district property is not permitted) from our Rules & Regulations. Residents can take on the responsibility on their own if they choose to do so and will take on any liability with their homeowner's insurance. In the last 2 years incidents have occurred that the district found itself fortunate enough to have not been held liable. Legal did suggest that to follow the statute, have a public hearing on the matter as the board cannot make this change on it's own. A 10-day notice would need to be made for a public hearing. This will be placed on next week's agenda for further discussion.
- > Eugene "Skippy" Edwards memorial bridge sign dedication: Commissioner Taber advises posts were ordered and are now in and ready to be picked up by October 4th. Commissioner Page will contact the family for a date for the ceremony. Details will posted in the Messenger, the website and the FB page.
- > 2021 water main replacement project: Next week Wright-Pierce will meet with Aquamen to discuss the survey data. Unfortunately the surveyor had a flood situation in their office and a lot of the data was destroyed. Commissioner Auger asked Wright-Pierce for the surveyor's contract information. This could, potentially, halt the project's start date into 2022. A review of some homeowner's septic systems and/or water service lines in relation to the project will also be reviewed.
- > Eastman well update: Both Commissioner Auger and Wright-Pierce have contacted Aquamen for an update on the pilot testing and its completion date and also to know the timeline for the transducers. Currently, there are no further updates. Aquamen were on Rabbit Path today repairing a leak as well as being in the district daily for their regular duties. Commissioner Page stated that NH Fencing is looking to start their project next week for the well and at Meetinghouse.
- > Culvert replacement shoreland permit: The application has been submitted and the State has acknowledged receipt and is under review and takes about 5 days. The permit (a 3-year one) is expected to be issued by the end of the month. There was a separate permit needed for a culvert on Hummingbird near the well.
- > American Rescue Plan Act: Commissioner Page advised that we do not have to send in anything further. Information is now needed from the Town and Commissioner Page has emailed Laura Buono regarding this issue and when the Town will be having meetings regarding the ARPA.
- > Audit 2020 update: Our bookkeeper and treasurer have been in contact with the auditors and updated them with our information. Once reviewed by them, they will contact Commissioner Page with dates to come into the office.
- > Review water service Rules & Regulations - Section 4: More review/discussion will be needed on sections 4.3 through 4.5 and adding a 4.6 for proper verbiage and will be discussed next week.
- > Fall 2021 projects discussion: The insulation for Meetinghouse is onsite and ready to be placed in the attic.

Commissioner Taber will need one volunteer to assist him. The back door has an air gap and will need to be repaired to stop heat loss. The whole building also needs to be painted. A list of what volunteers can help with will be posted on the website shortly.

Commissioner Page advises she's looking into pricing for the beach sand and is awaiting the permit. She should have pricing in time for the next meeting.

The handicapped accessible walkway, according to Commissioner Taber, at Eastman is nearing completion. A local resident has been assisting with fill material and a railing will need to be installed.

> 5th annual ELVD Trunk or Treat: This event is still scheduled for October 23rd with a rain date of October 24th.

> Non-public session: Commissioner Auger made a motion to enter a non-public session under RSA 91-A:3, I for a discussion on legal advice. Commissioner Taber seconded, all in favor, motion passed.

The Board of Commissioners entered a non-public session at 8:45pm and included Commissioners Auger, Page and Taber.

A motion was made at 9:21 to exit the non-public session by Commissioner Auger, seconded by Commissioner Page. The board then entered public session again at 9:22pm.

A motion was made by Commissioner Page to not seal the non-public session meeting minutes. Commissioner Auger seconded, all in favor, motion passed. The meeting minutes from a non-sealed non-public session must be posted within 72 hours.

A motion was made by Commissioner Page based on legal advice to amend the motion made on September 9, 2021 stating the Board of Commissioners would issue a letter stating water service is not available, and that Emerald Lake Village District will issue a letter requesting the resident, Norm Hebert, submit an application with permit fees as supported by District water rules. Seconded by Commissioner Auger, all in favor, motion passed.

> Approve 9/9 meeting minutes: Commissioner Auger made a motion to accept the minutes, as written. Commissioner Page seconded, all approved, motion passed.

> Commissioner Taber made a motion to submit the Fall water warrant to the Town of Hillsboro for the value up to \$400K after determining the accurate amount with them, Commissioner Auger seconded, all in favor, motion approved.

> Sign any necessary bills

Adjournment of Meeting: Commissioner Auger made a motion to adjourn the meeting at 9:36, Commissioner Taber seconded, all in favor, motion passed. The meeting was adjourned at 9:37pm.

Rick Rose, *ELVD Clerk*

Approved by:

Sara Auger, *Commissioner (Chair)*

Brett Taber, *Commissioner*

Katie Page, *Commissioner*