



Emerald Lake Village District  
Office: 147 West Main Street, Hillsborough, NH 03244  
Tel: 603-464-3128  
Emerald Lake Village District (ELVD) Commissioners' Workshop Meeting

Thursday, January 8, 2026

In attendance:

Sara Auger (Chairman/Commissioner)  
Brett Taber (Commissioner)  
Lorinda Giarrusso (District Clerk)  
Carolyn Renken, Treasurer

Other people in attendance:

Melissa Taber

Pledge of Allegiance was said.

Roll call of officials completed. The meeting was called to order at 6:31 pm by Commissioner Auger. We had a quorum.

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**Public Comments:**

None

**MEETINGHOUSE GENERATOR / GENERATOR MAINTENANCE:**

Commissioner Auger reported that she did call to see if our January 21<sup>st</sup> scheduled maintenance call could be moved up. She was told no. Commissioner Taber stated that both Hummingbird and Meetinghouse need attention in order to get them working properly. Commissioner Taber suggested that we look for an alternate Contractor and asked, "do we want to continue with Powers (for at least the half of the year, left that we have a contract with them or do we reach out to an additional Contractor? If we wait until the 21<sup>st</sup>, we will already be halfway thru our Budget. We would have to plan, accordingly with the summer and fall months, with a new Contractor and basically issue a termination with Powers, if that's the decision that the Board makes. We need to understand where we are. If it makes sense to stay with Powers, we need to make that decision. The 10-day weather forecast, for now, predicts no storms, so theoretically it wouldn't cause power

outages, and we would be safe, but we currently have two (2) well sites not having the ability to work without power. We would definitely be in a position to have to truck in water if it lasts too long. Commissioner Auger stated we should stay with Powers this month but get quotes from both or for a service call. Commissioner Taber stated they are not going to know what's wrong with it until they look at it and then they can say what the hourly rate will be. I'm fine obtaining quotes. One way or the other, it's going to have to be fixed. They'll still charge us for parts, and they may have to reschedule. Commissioner Taber stated, let's work week-to-week. If we have to order an emergency call, we will. Commissioner Auger stated, "we are two (2) weeks out" – for Budgeting purposes, we will still seek out other quotes.

#### **OVERWATCH REIMBURSEMENT:**

Commissioner Taber stated that as of today, there was no new mail received. We are watching for the expected \$1400.00 check. Commissioner Przybyla had reported that they said he was told they did send the check. Commissioner Taber stated that when we do receive it, it needs to be credited against the 2025 Calendar FYE. Carolyn Renken stated that she can pay the prior rate and then get new rate. Commissioner Taber stated that this is part of our normal operating needs.

#### **LEAD & COPPER RULE/INSPECTIONS**

Commissioner Auger reported that a number of residents have reached out with their photos and information. I thank them. Nicole @ Aquaman has stated that our "free service" for assistance needs, has expired. Commissioner Taber reported that we are ultimately responsible for the information, but the Water Operators are responsible for updating those files and getting it submitted on our behalf, each year, in that manner. The more updates we have, pictures and validations we have, will reduce the potential cost for completing this information over the coming years. Commissioner Auger stated, "the more unknowns we can get off the list, the better". Commissioner Taber reported that NHDES is down to 66% Loan Forgiveness. Commissioner Auger asked, is this an extra cost from Aquaman or do we need to hire someone out to do it? Commissioner Taber stated, if Commissioners take the pictures, do the coversheet and give it to Aquaman, it would be less costly. If we're forced into paying for it, the Budget won't cover it. I'm fine doing it. Let's get things rolling and do or arrange for a time for a Commissioner to come out. There is a Checklist showing the information of the house, we need a picture of connections in the house, where it connects to the wall and a scratch test - it is to show what type of material is on the inlet into your home. Commissioner Taber stated that the EPA is looking for a photo. Even doing ten (10) a month shouldn't take that long. It is a "benefit for all the internal residential information. We need to look at the list and look see how many District curb stops there are. They are listed under Property Owner or Residential (in the Database and it is broken down under the Municipal column – and Residential column). Commissioner Auger stated that it would help Aquaman if they had this information. Commissioner Auger stated, "I would hope that Aquaman has this information. They should look at the exact tabs. And determine how many curb stops there are. Are they double checking the new ones? Commissioner Taber stated that all the new

roads would have new ones. The roads that need to be replaced would be subject to this. Commissioner Auger stated she will reach out to the residents who have reached out to her. Some residents have called about lines. I forwarded this information to Nicole. Any physical inspections that would generate an invoice to ELVD, “**do not do that**”. We will follow up and give them the inspection and give them the data so they can upload it. Commissioner Taber stated that Residents should be able to do it themselves. There is a QR code that tells you what to do. Commissioner Auger stated she will reach out to Nicole to get the number of unknown curb stops.

#### **PROJECT UPDATES:**

Commissioner Auger reported on **Eastman Well** – she stated we are still waiting for the chlorine analyzers, SCADA and if we have heard back from NHDES. Commissioner Taber reminded the Board that we had already heard back from NHDES when they did the testing. They had already given approval for distribution. They had to do an E. coli test, every 4-8 hours while it was running until it was automated with the chlorine analyzers. Once those are online and NHDES notified, then it could run 24/7 but until they can do manual tests, every 4- 8 hours, they can't, so that's why it's not running full-time. They are trying to understand the frequency or failure rate of media to do the next piece, so we have the ability to run, and everything is automated. In the next 2 or 3 weeks, they are planning to have this done and have HACH calibrate the Analyzers. Commissioner Auger stated that Wright Pierce asked three (3) days ago if the State had been notified. It appears they need additional information. Commissioner Taber stated, “communication is not there”.

#### **Hummingbird Water Treatment:**

Commissioner Auger reported that the interior walls have been framed. The siding was installed this week. Commissioner Taber stated that 2 ½ of the sides was done. They are waiting to do the balance of it, for additional trim work before the additional work can be completed. It is framed and weather tight as far as the roof goes. Nothing is leaking inside. The chemical portion of it does have insulation and fire-rated sheet rock in. The plastic or water prevention liners are going in next. The insulation (Interior) to the entire building will be here next Monday of next week then Tuesday, the interior bi walls will all be on and then they can schedule electric and mechanical installations because everything is subject to the interior walls being completed.

#### **Hummingbird Beach:**

Commissioner Auger asked if it was OK to push out the bids on 2/20/25 because she had been sick. The ad will go in the paper on 1/16/26. Commissioner Taber stated that was OK.

#### **Patten Hill:**

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Commissioner Taber reported that they are still trying to line up the chlorine analyzers and calibration with HACH. He stated that it was very important NOT to do the Quarterly One (1) Test (which is usually done the first or second week of January) for Patten Hill blended testing, until the chlorine analyzers are on and online. Otherwise, we will have another detect. We need to have

the benefit of the testing. We also don't want to pay for it. Commissioner Auger stated she will stress this in an email to Nicole. We need the yearly average to help us get off of Notifications. In May, we do the FLUORIDE. "We need to look at the annual and quarterly requirements and develop our intended mailing from that. Commissioner Taber stated that as soon as we are done at Patten Hill, we should be in good shape. At the same time, they'll be finishing controls on 7,8,9 SCADA controls, as well. With all the extreme temperatures, we are trying to get the heater installed. Currently, I am trying to connect with him as to what his current available dates are. What's in place is working and we are not having any issues. If his schedule is challenged, do we want to put a simple, electric baseboard heat which would support our heating needs in the winter vs. the install of heater and additional propane usage. I think it would be 60% cheaper for initial costs. In the summertime, we don't use any. Commissioner Auger asked, "would that be to code? Commissioner Taber stated, "they did pull a permit". "I can ask Town Code Enforcement what the requirements are". He said he would ask.

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#### **ACCOUSTIC HYDRANTS:**

Commissioner Taber reported that we have received all the sensors and all the modules for drive-by reading. I did three (3) this week. I have a call, with the company, tomorrow, to go over how to read it. They believe that the identified leaks correlated to the data and are already proving beneficial. It takes about a half-an-hour to drive the loop. It takes about 6-8 seconds to capture and record the data. Ferguson is supposed to be sending us the data and providing us, on the residential meter portion, (a different Project) the Fixed AMI as well as cellular based so we can understand the difference in cost and so we can understand the labor involved. There is an Annual subscription cost, over and above the cellular cost; for a small community, might be over-pricing. On a regular basis, we'll need to weigh the different costs. Through the Spring, and into the Summer, if it continues to prove itself, it might be beneficial to reach out and ask for another 10 or 20. We still have approximately 10-15 hydrants that aren't currently part of this detection method. For such a low cost, per year it might be a benefit to us to do all of them. We can then actually see, even the areas metered by zone, and we can actually see how far down each individual street a potential leak is to help us save the trouble-shooting time when we have six 6) streets and we have to figure out which street it is and it would probably pay for itself. We can look at that over the summer.

#### **OTHER**

Commissioner Taber stated that our Emergency Plan is due March 1, 2026. Commissioner Taber stated he will read it and review the template and see what adjustments we need to make.

**APPROVE MEETING MINUTES FOR DECEMBER 18, 2025 & JANUARY 4, 2026:**

Commissioner Auger **MADE A MOTION** to approve December 18, 2025, and January 4, 2026, Minutes as written. **MOTION SECONDED** by Commissioner Taber. **ALL IN FAVOR.**

**OTHER:**

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Melissa Taber asked if we were moving forward on Hummingbird Beach? Commissioner Auger stated yes. Bids will now close on February 20<sup>th</sup>.

Melissa Taber asked if we have a picnic table that is put together, already? Commissioner Taber answered, "yes". He will have to look at its condition and then find out where it would be best suited for.

**Bond Article:**

Commissioner Taber stated we are going to have a Bond Article, and we have to have it advertised and have a Bond Hearing because it is over \$100,000.00. The last, absolute date based on if we have the Annual Meeting on 4/25 (18<sup>th</sup> or 25<sup>th</sup> – options) for the Bond Hearing would be 3/2/26. It has to be 15- 60 days before the Meeting or Budget Hearing. We need to make a decision by our next meeting and confirm the Bond Hearing Date. We need to run an ad by February 10, 2026. We can decide, next week, and it will be early enough to advertise. Commissioner Taber stated he will let Mr. Riddle know and ask him to stop by next Thursday, at our meeting. He can confirm if either or both dates work for him. The 25<sup>th</sup> would be a better choice. Legal said that both would work, do the formal votes and line up with the DRA and Annual Meeting Date. Commissioner Auger stated she will put this on our next Meeting Agenda.

Commissioner Auger **MADE A MOTION** to adjourn the meeting at 7:17 PM. Commissioner Taber **SECONDED THE MOTION. ALL IN FAVOR.**

TIME MEETING ADJOURNED: 7:17 PM.

Sara Auger, Chairman/Commissioner

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Date

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Brett Taber, Commissioner

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Date

Respectfully submitted by Lorinda Giarrusso, District Clerk.

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Lorinda Giarrusso, District Clerk

