

MOUNTAIN LAKES DISTRICT COMMISSIONERS MEETING MINUTES

October 13, 2007

(Not approved)

The meeting was called to order at 9:32 AM. Commissioners present were Commissioner Schmid, and Commissioner Demers. Commissioner Farr was excused.

Residents in attendance were Sandy Schmid, Tom Eighmy, Robert Roudebush, Don Hasbrouck, June Soule, Kandice Moore, Ed Kramer, Peter Olander and Ed Westman.

The motion was made by Sandy Schmid and seconded by Peter Olander to accept the minutes.

The minutes of the September 8, 2007 Commissioners Meeting were accepted.

Recreation Update:

Mrs. Schmid, a member of the Recreation Committee, stated that the Oktoberfest went well but not as well as it had gone last time. Kids carved pumpkins and the hay ride was a big success. There will be a Halloween party on October 20th at the Lodge. The next Recreation meeting will be Wednesday October 17, 2007 at 6 pm to finalize plans for the Halloween party. It is adult only. Wear a costume and bring a dish for the pot luck dinner.

Horne Excavating leveled the skating rink and it seems to already be holding water. That is a good sign.

Commissioner Schmid stated that the comment made at the last Commissioners Meeting about the Recreation Committee having a \$2100 surplus to spend is not exactly the case. There was a short fall in the revenue from the snack bar. The \$2100 is only ½ of the equation. The short fall in revenue is the other. Now whether one can be applied to the other is an open discussion with the DRA. There isn't \$2100 to spend yet. Mr. Olander said that it behooves us to be very careful in our budgeting of the revenue next year because the people just don't spend that much in the snack bar and they never have.

Commissioner Schmid also stated that there are many people who would like to have cocoa at the Lodge this winter. Mrs. Schmid said that we should charge for it. Commissioner Schmid said that we can not sell enough to pay for the supplies and labor.

Mr. Eighmy stated that the skating rink still has its issues which include snow falling on the rink. The ski hill has been mowed which makes it available to snowshoeing and skiing after a vigorous hike up the hill.

Water Update:

Commissioner Schmid stated that there was not a Water Committee meeting in September because he was away.

Everything is going well. We have no leaks or major problems to report. Mr. Drew oversaw one tap on Carr Rd. The usage is between 35,000 and 40,000 gpd. We do have some preventative repairs that we can do. We will utilize Horne Excavating to inspect and repair curb stops, and gate valves and other maintenance issues. We have been scheduling seasonal water shut offs for several owners already.

REMEMBER: Only a representative of the Mountain Lakes District Water Dept. is allowed to operate the curb stop located outside all homes in Mountain Lakes. Please call the office to schedule a shut off if you

are looking to have your water shut off for seasonal purposes. If you have any questions please refer to the Water Tariff or call the District Office.

Mr. Eighmy asked if Mountain Lakes knows if all homes here have a back flow preventer, a pressure regulator and a low point drain. Commissioner Schmid replied that we do not know that information. He also stated that even if they have all those required items plumbers tell the homeowners that they have to turn off the curb stop at the road. We feel that it is just a revenue generator for the plumbers. The curb stop is an emergency shut off only. Commissioner Schmid stated that many plumbers have different advice than we give. We are not saying that the homeowner can not have their curb stop shut off but a Mountain Lakes representative must do it. Mr. Roudebush asked if we have a problem with homeowners turning their own curb stops. Commissioner Schmid replied yes. Mr. Roudebush then asked if there is a fee associated with Mountain Lakes turning the curb stops. Commissioner Schmid replied yes its \$50 for each turn. Mrs. Schmid stated that she is hearing from people that there is not enough communication to the homeowners. Mr. Roudebush asked if any homeowners have asked to install their own personal shut off.

Planning Board Update:

Mrs. Schmid referred to the Zoning Officer report included in the information packet handed out. Mr. Robbins has begun to use the incident report forms that the Planning Board created. The Planning Board passed two applications one of which was an addition to an existing home and the other was a shed. Concerning the application for an addition to their home, the builder and homeowner did not do a sufficient job submitting their forms the first time so we told them to redo them and resubmit. The Planning Board is going to be picky and we will send the applications back. It is encouraging to see a builder and or homeowner show up to answer questions.

The Warrens and Mountain Lakes District are swapping land because their house is on Mountain Lakes Green Space. The Commissioners worked it out but the registry of deeds said that the Haverhill Planning Board first must review the transaction before it can be registered. They will review it Tuesday.

The Watershed Ordinance protection is being worked on for this Coming March. We are also working on finding out what our wetlands are. We are having a meeting on Oct 25 at Sandy's house to work on the Watershed Ordinance.

There are 95 people who have not pumped their septic tank in the time required. Many homeowners on the lake have not pumped their tanks. Also many haven't pumped their tanks in up to 8 years. Mr. Roudebush asked what our procedure for handling this was in the past. Mrs. Cota replied that we send a letter twice a year. We also do not have a next step at this point. Mrs. Schmid stated that we are looking into adding a penalty to the regulation.

Mr. Eighmy informed the public that every year we test our lakes for weeds and various other items through VLAP. The results mean that our lakes are great. The draining of the lakes and subsequent refilling with fresh water contributed to the quality of the lakes. The only thing that looked high was the chlorophyll level at the lower levels. All other parameters are hovering around the median. We had very low traces of e-coli. We don't need to worry but still we need to enforce septic pumping. There were no traces of blue green algae, Eurasian milfoil, or Rock Snot. At this time we seem to be protected from these weeds because we do not allow motorized boats. We are still at risk from other boats that are not properly cleaned before they enter our lakes. Boaters must clean the bottom of any boats with bleach before they launch them into Mountain Lakes.

Mr. Olander commended the Planning Board. Then he asked what the process for unfinished homes are when they are being readied for sale and have debris left around them. Mrs. Schmid replied that many

people feel that trash pickup is a town responsibility. We have an ordinance that requires a refuge container. Mr. Olander asked about brush and debris left from construction. Commissioner Schmid stated that in the (ZCC) Zoning Compliance Checklist the builder must complete those items before we will turn their water on permanently.

District:

Commissioner Schmid stated that we received a letter from the Bath Selectmen. They denied our request to expand the District to include the area in Bath that was part of the original subdivision of Town & Country. We will be meeting with our lawyer soon. Mr. Roudebush asked what the benefit to Mountain Lakes is by including the Bath residents. Commissioner Schmid replied that the Bath residents have been receiving the amenities for free since the District was formed. Mr. Eighmy asked what role this issue plays in terms of Water. Commissioner Schmid replied they pay their water bill but it doesn't include the debt service since that is paid for out of the District Taxes. Mr. Westman stated that the Town of Bath views this move as round one and that they will be hearing from us again. Commissioner Schmid concurred that he was not surprised by their answer. Mr. Westman stated he feels that the Bath residents want something for nothing.

Commissioner Schmid read Mr. Drew's report. The District is getting ready for winter; the pool has been closed and winterized. The docks, boats, rafts, and tables will be taken care of in two weeks. The ice skating rink is leveled and clearing around the edges of the fence line is ongoing. The sliding hill and base are cut and are ready for winter activities. We are continually cutting brush and mowing in different areas of the District. Mr. Drew is completing a general cleanup before the snow comes. Also work is being done at the Lodge to do more weather sealing around the windows and doors. In the O'Brian room there is little to no insulation around them and he is working to fix that issue. As expected we found rotted wood in areas of the deck below the roof valley. This will be repaired and stained. Commissioner Schmid stated that there are some significant issues at the Lodge. There are issues with the roof. Somewhere along the way we will need to put more money into it. Also the chimney must be maintained; otherwise it will crumble.

Commissioner Schmid asked Office Manager Mrs. Cota to explain the revenues in our monthly report. The Bath billing was ready to be sent out but before the bills went out she was instructed not to send them. Mrs. Cota hasn't deleted them from the accounting software yet. That revenue will not be collected. Mrs. Cota will delete those bills next week. We were hoping to collect \$12,149 even though we only budgeted \$4650. Mrs. Schmid asked how this affects the bottom line. Commissioner Schmid replied that we don't know. Mrs. Schmid said it looks like we are going to be negatively affected by the reduction of expected revenue. Mrs. Cota stated, yes we are not going to collect the revenue we assumed which means the tax rate will go up. Mr. Westman asked if we are going to endeavor to collect those monies from the Bath residents. Mrs. Cota replied that as of today we are not but after Tuesday's meeting with the lawyer we may. We are not sure what billing the Bath residents means right now. We may still bill them but we will not be collecting \$12,000. Mr. Roudebush asked if there is a category called anticipated revenue in the budget. Mrs. Cota replied that is what all of our budgeted revenue numbers are. We are not going to collect all of the anticipated budgeted revenues at this time.

Mrs. Schmid said the bottom line sounds like we don't have enough money and we will have to go back to the people and ask for more money. Mrs. Cota said unless we find revenue somewhere else the tax rate will go up. We anticipated more revenue than we could collect in reference to historical trends. We also anticipated revenue from Bath residents that we most likely can not collect now. The tax rate will be higher by about \$.38 per thousand. That means a \$100,000 house will pay \$38.00 more than anticipated. Mr. Roudebush asked if that is a decision that is made by this district. Commissioner Schmid replied that the decision for the budget is made at the Annual Meeting. Now we are just executing what we did in March and it's not so much a decision but seeing what the outcome will be.

Mr. Olander stated that estimating revenue is always a very cloudy issue when determining what we will bring in. The snack bar revenue was down because we were stricter in who was utilizing our beaches. Mr. Olander wanted to know why we assumed that the Bath revenues would come in when we really couldn't make that assumption back then. As you know at budget time we estimate what our expenses are as well as our revenues. It is very important to be conservative in estimating revenues. Mr. Olander continued by saying that his point was we should not have assumed any money from Bath residents. Commissioner Demers replied at the time we wrote the budget we thought that we would be able to collect it. It was the best information we had at the time.

Mrs. Schmid asked if Mountain Lakes can explain the budget at a kindergarten level. Commissioners Demers said no, I don't think we can. Commissioner Schmid replied that we could come up with a high level discussion but then when there are questions you have to dig deep into the details and you might not understand. Mrs. Schmid replied that is not acceptable. Commissioner Schmid said this new financial sheet now has comparable columns for last year. That is more important.

Mrs. Cota then stated that we are \$2,000 over budget in Audit expense. It also looks as if we will spend the entire \$10,000 legal budget because we have ongoing issues.

Mrs. Schmid said more communication is needed and Mrs. Schmid requested that all residents go to their computers and check out what is going on or check at the office. Commissioner Schmid stated that this discussion began with the MLCA. The Recreation Committee has taken over the activities but the happy newsletters have not been going out. Maybe we need another mass mailing a couple times a year. Mr. Roudebush said that any ideas on how to increase communication are good. Unfortunately only the core residents show up at meetings and the rest only come in when they want to complain. Most people are not going to do it.

Commissioner Schmid asked if there were any other business. Mr. Kramer asked if he could rent a couple of rooms out during the winter to skiers. Commissioner Demers said the Covenants & Easements say in #10 that you can't. Mr. Hasbrouck said that the covenants & easements were set by the court. Mr. Kramer asked if it could be changed. Mrs. Schmid said that the Planning Board has discussed it. Commissioner Demers said that yes the world has changed since the covenants were written. Maybe consulting etc. will be added to the list of allowed business.

New Business:

Sandy Schmid made a motion to adjourn and Robert Roudebush seconded it. The meeting adjourned at 11:15a.m. The next Commissioners meeting will be on November 10, 2007 at 9:30 a.m.

Respectfully submitted,

Renee L Cota
Office Manager