

**MOUNTAIN LAKES DISTRICT
COMMISSIONERS MEETING
August 11, 2012**

Call To Order: Christopher Demers called the meeting to order at 9:32 A.M.

Roll Call: Beverly Jacobs, Christopher Demers, and Bob Long.

Residents in Attendance: Fred Harris, Laraine King, Ken King, Charlie Herdman, David R. Martella, Patricia Brady, Daniel J. Brady Jr., Antonetta Salvucci, Tony Salvucci, Mike Bonanno, Peter Olander, Cindy Berenson, Randy Berenson, Ed Rajsteter, Heather Long, David Long, Dottie Long, and Ann Edson.

Minutes of the Previous Meeting: Peter Olander made a motion to approve the minutes of the previous meeting, 7/7/2012. Mike Bonanno seconded the motion. The motion passed unanimously.

District

1. District Report:

A. All of our water customers have either paid off their bills, or made the partial payments necessary, we are in good shape, for the most part. I did send out August statements. I have submitted to the Commissioners an aged receivable of customers that have not paid or are not keeping up with their payment plans.

I have personally been coordinating with Woodsville Guaranty about refinancing with lower interest rates. I have sent a spreadsheet to the Commissioners showing a total savings over the life of the loans of \$69,000. Approval is needed from the Commissioners.

Lastly, this will be my last District Report. I wish the best to the new Administrator who would be coming in. I hope that I have served the District well in my past two years here.

Respectfully Submitted, Marsha Luce

Edward Rajsteter would like to commend her on the refinancing of our loans with Woodsville Guaranty Bank.

Laraine King asked what is the plan to replace Marsha Luce in the office as she had not seen any advertisement for a replacement.

Bob Long said that they are looking into a temporary replacement until they decide what direction they would like to go.

Ann Edson asked if Marsha Luce offered to train someone. Christopher Demers replied that it would be on Sundays only.

Bob Long said there is no clear line of a job description and you cannot hold someone accountable if you cannot tell them what they should be doing.

Ed Rajsteter said that Renee' had provided a list of what she had done on a monthly basis.

Laraine King said that there should be one person to report to at first, then to the three Commissioners.

Daniel Brady said that in working with Marsha Luce during the budget process, she said that she had received no orientation or briefing, so something must have broken down in the transition from one employee to another. Daniel Brady said this next three days might be a great opportunity to have her outline what she would coach someone in terms of the role and leave it with one of the Commissioners.

Ed Rajsteter replied that that is not entirely true as Renee' Cota had worked with Marsha Luce for two weeks and provided a schedule of a monthly list of her duties.

Patricia Brady suggested that a exit interview can be very important with a neutral party reporting to the Commissioners. Patricia Brady offered to do the exit interview. Patricia Brady also said that it might be helpful to form a group of residents as whoever is chosen for the position, they work not only for the Commissioners, but the Community as well.

Cindy Berenson suggested that it would be helpful to have the District office open at least one Saturday a month. This would help in bridging the gap between full and part time residents. Randy Berenson also suggested that outsourcing the accounting portion might be more cost effective.

Christopher Demers suggested that one person handle the accounting and government duties and the other person be a Community Relations person.

Daniel Brady suggested that perhaps neither position would be full-time.

Patricia Brady asked if the new person would work under the same position description that Marsha Luce has and would the new person have a point person to report to.

After continued discussion, the Commissioners requested that Patricia Brady do the exit interview. While the office position is filled with a temporary employee, it would be advisable to form a Committee of Mountain Lakes residents to define the position.

B. Financials: Reviewed.

Laraine King asked if item # 5067-1 was a \$500 deposit made for the fireworks and was there a rain date? Daniel Brady said that he has requested time to discuss those type of issues this morning.

C. Vouchers: Christopher Demers made a motion to approve the vouchers for the month

of July. Bob Long seconded the motion. The motion passed unanimously.

2. Water Committee Update:

A. Water Usage: The water usage for the month of July was:

| | |
|-----------------|----------------|
| Artesian Well | 3,542 gallons |
| Gravel Well | 13,700 gallons |
| WW &L | 15,428 gallons |
| July 2012 Total | 31,900 gallons |

Bob Long said that at the last water committee meeting it was decided to draw up a list of action items outlining which Commissioner was responsible as well as the status of the action item. Copies of the list are available.

B. Water Report:

- a. Edward Rajsteter reported that the increase in the water usage for the month of July reflects the increased summer population.
- b. **Dry Hydrants:** The dry hydrant by the mailboxes is installed and the funds for the dry hydrant were taken from the Security account in the budget for 2012. The other two hydrants, one by the lodge and one by the pump house will be scheduled for next year.
- c. **WW&L:** The status of the request for a new contract with Woodsville Water & Light has not moved forward due to the fact that WW&L have not had a meeting with all of their Commissioners. When they review our proposal, they will follow with a proposal of their own. At our last water committee meeting, two possible options were discussed, one being another letter to them, or withholding the next monthly payment. If they do not come through, we are considering improving the infiltration well.

Mike Bonanno stated that on August 20, 2012, there will be several fire trucks here testing the new dry hydrant, shortly after 7:00 P.M. Mike Bonanno recommends that if residents care to watch, it is advisable to be mindful to stay at a safe distance.

Edward Rajsteter said that it might be a good idea to have the local press covering the test, as this is not only an improvement for Mountain Lakes, but the surrounding communities as well.

Christopher Demers asked if Joe McQueeney would be there. Mike Bonanno said he would be. There are several other local residents that write articles for the local papers. The Recreation Committee could possibly provide water & hot dogs for the firemen. Patricia Brady suggested that she could write the article, and submit it to Peter Kimball with photographs.

3. Planning Board Update:

a. Mike Bonanno reported that the Planning Board met last week. It appears that for the first time in several years, the incident report list will be almost a clean slate. We are making progress.

Tom Eighmy gave his report last month on the status of the health of the lakes. Mike Bonanno reports that there are no signs stressing the danger of transporting unwelcome guests such as milfoil and rock snot to our lakes from using canoes, kayaks, tubes etc. at other lakes. Mike also states that there does not appear to be any solution to clean them before putting them into our lakes.

Bob Long stated that Francine Bowman is still working on the signs and exactly what solution is best to use. Mike Bonanno said that DES would be the best point of contact for that information.

b. Zoning Board of Adjustment:

Mike Bonanno said that the Planning Board would like to make the recommendation that Don Dubrule be appointed to the Zoning Board of Adjustment.

Bob Long made the motion to appoint Don Dubrule to the Zoning Board of Adjustment. Christopher Demers seconded the motion. The motion passed unanimously.

Peter Olander said that he believes his term as member of the ZBA is either expired or almost, therefore others should be appointed in his place. Bob Long said that he would like to make the recommendation that Peter Olander be re-appointed to the ZBA. Peter Olander replied that as of this Thursday he will no longer be a member of the ZBA nor will he accept a re-appointment.

Bob Long said that if anyone is interested, please let the Commissioners know and the office will send out a E-mail requesting new members.

c. Zoning Officer Report: No change.

Patricia Brady asked what does VLAP stand for? Mike Bonanno replied that it is Volunteer Lake Assessment Program that Tom Eighmy does every year.

4. Recreation Report:

a. Heather Long reports that recreation has been having a great summer with a lot of attendance and good comments.

> The Recreation Committee is requesting approval to hold an overnight family tent-out at the beach in September approximately the 13th. Bob Long, Christopher Demers and Beverly Jacobs gave their approval. Daniel Brady asked if the restrooms would be open.

> Heather Long said that the Recreation Committee is requesting that the pool remain open through the month of September and to be open by Memorial Day 2013. Details must be worked out regarding have the pool open after hours. Bob Long said that he would have Don Drew draw up the procedure for closing the pool. Additional discussion followed.

Currently, residents can sign out a pool key at the snack bar to return after use. The goal is for homeowners to be able to have their own keys for the season, similar to the tennis keys. They would be required to uncover the pool and clean and recover after use. The keys will be for homeowner use only; they are not to lend keys to renters. There needs to be a substantial deposit to ensure keys will be returned at the end of the season. Bob Long found an old rules and regulations sheet for after hours use of the pool, which needs to be reviewed and updated.

> Heather Long reports that a sub- committee will be working on creating a welcome packet that contains helpful information for new residents.

- Randy Berenson requested that notices be placed in public view as well as included in the welcome packet, the locations of trash drop off points on Saturdays and Sundays. Bob Long said that it would be posted on the bulleting board.
- Note: Bears, Raccoons, skunks, dogs, cats, and anything else that is searching for food is attracted by the smell of garbage. There are methods of preventing the garbage from smelling but it does require some rinsing of cans, meat wrappers, closing waste in airtight containers, such as glass jars with lids, etc. This information was made into a booklet about bears several years ago. Another safety measure is to close all doors and windows if you are leaving the premises, doors and windows that are accessible from decks and ground level, no different than if you are preventing human break-ins. A bear is only thinking of one thing this time of year, fattening up for the winter to survive.
- Randy Berenson asked if we should allow boats from elsewhere into the lakes. Daniel Brady said that second home owners have always brought their canoes, kayaks, etc. back and forth. Since they are property owners, they understand the importance of maintaining the health of the lakes.
- Tony Salvucci said that several canoes, kayaks, etc. are being put into lakes by the North Dam, should the signs stressing the importance of not transferring milfoil, rock snot and etc. be placed there also. Christopher Demers said that part of the summer program could be educating the children on the importance of making sure their water equipment is not transferring dangerous substances into our lakes. Bob Long suggested having a drawing contest for the kids demonstrating the dangers of milfoil, etc.

b. Lodge and the fire pit:

> Laraine King inquired as to the status of changing the locks at the lodge. Beverly Jacobs said that she would take charge of changing the locks at the lodge. Laraine King also requested that the stalls in the bathrooms be repaired so that the doors to the stall can be locked.

> **Fire Pit:** Mike Bonanno said that the fire pit located at the lodge should be removed and replaced with a truck tire rim. It should be noted on the application to

use the lodge, that a permit is required for a fire. Mike also reminded everyone that permits are required for fires on private property as well as the beach.

c. Summer Program:

Francine Bowman is off this weekend and will give her report at the September meeting.

d. Playground and Permit Update:

Bob Long reports that the permit application for the relocation of the playground equipment will be going out this week.

Ann Edson said that the playground equipment has been on the ground for two years and why haven't we put it where the area was made for it.

Bob Long said that we never got the permit to place the playground there.

Ken King said that the State of New Hampshire said that we only needed to have "as built" drawings.

Ann Edson said that she does not understand why it has to be here by the snack bar since it is going to cost us \$4,000 + dollars more than if was located where it was originally going to be.

Bob Long said there was not any documentation that the State of NH would allow it to be placed across the parking lot opposite the snack bar.

Peter Olander said that we were given permission to place the playground across the parking lot from the snack bar, as long as it did not interfere with the spillway.

Bob Long said that there is not enough room to place the entire playground in either area.

Cindy Williams said that it is easier as a parent to set up a spot where they can see their children either in the water or at the playground.

Peter Olander asked if this was going to be a warrant article in March? Bob Long said it would happen this year, and be paid for out of the general fund.

Additional discussion followed.

e. New Business:

Fireworks:

Daniel Brady said that the date for the fireworks is September 1, 2012. At this time there is no rain date scheduled. Don Drew will not be available on that date and he

thought Francine Bowman could act as facilitator. The vendor would like to come out and look at the area. The name of the vendor is "Hell's Gate". The vendor said that the clean up should be less than in the past.

Background Checks:

Laraine King asked why back ground checks were not done this year? Bob Long said his personal opinion is that we know these kids, they live here and he does not believe it is necessary. Mike Bonanno said back ground checks should be done on everyone over the age of 16. Randy Berenson said we have liability if we do not do all that we can do to prevent something from happening.

David Long said that if we get into having a responsible adult, should we require a back ground check? Patricia Brady said that times have changed and a simple procedure to fill out a form at the local police station. It also raises consciousness among other employees..

Bob Long made a motion that background checks be done on all new hires with the local Police Department.

Overnight at the Lodge:

Bob Long said that a request has been made for an overnight campout at the lodge, not in the lodge, but on the grounds around the lodge. A family is having a large reunion and requests the use of the lodge overnight. Christopher Demers said this is not something that would be done every weekend and only on a case by case basis. Randy Berenson said will the permit say that this person has authorization to use the skating rink area in case the police are called.

911 Payphone – The phone is installed.

Patricia Brady will do a exit interview with Marsha Luce.

Dry Hydrant: Christopher Demers will arrange for press coverage.

Signs for boat cleaning: Bob Long will work with Francine Bowman on the proper signs.

ZBA position: Bob Long will work with Marsha Luce on Monday on appointing someone.

Locks at Lodge: Beverly Jacobs will be working on that one.

Trash pick up - Bob Long will take care of that.

Truck tire rims – Bob Long will take care of that.

Notify Police and Fire Departments about Fireworks – Mike Bonanno will talk with Francine Bowman on Monday.

Patricia Brady inquired about the status of refinancing the outstanding loans. Bob Long said that he has all the paperwork and is working on it.

Randy and Cindy Berenson said thank you again for having the Saturday meetings in July and August.

Mike Bonanno said that he would just like to remind everyone of RSA 91-A-1 and 2-A, because when we have 3 Commissioners and 2 Commissioners are sitting out on the porch, 2 Commissioners are considered a quorum.

Bob Long disagreed and additional discussion followed.

Bob Long made a motion to adjourn the meeting. Christopher Demers seconded the motion. The motion passed unanimously. The meeting adjourned at 11:33 A.M.

Respectfully Submitted,

Cynthia Harris