

**MOUNTAIN LAKES DISTRICT
COMMISSIONERS MEETING
December 14, 2015
*UNAPPROVED***

Call to Order: Chris Demers called the meeting to order at 6:08 pm.

Roll Call: Bob Long, Chris Demers and Laraine King

In Attendance: Barbara Keating, Ken King, Grete D'Hondt and Fred Garofalo.

Approval of Minutes:

Commissioners Meeting – Nov. 9: Chris Demers moved to approve; Bob Long seconded. Motion passed.

District Business:

Manifests: Chris Demers moved to approve manifests from November 10, 2015 to December 14, 2015. Bob Long seconded; motion passed.

Financials: Financial reports ending November 30, 2015 were reviewed and approved.

Water Bill Report: The commissioners reviewed and approved a report from Kristi Garofalo, Administrative Assistant, showing a total of \$155,193 in water payments received this year with outstanding bills over \$32,728. Two accounts were recommended for disconnection; the commissioners agreed to table the disconnections until after the holidays.

Passumpsic Savings Bank Proposal: The commissioners reviewed a proposal from Passumpsic Savings Bank if District accounts were changed to them from Woodsville Guaranty Savings Bank. Bob Long noted interest rates from Passumpsic were slightly higher than WGSB, but the convenience of WGSB locations and supporting a local bank were also important. After discussion, the commissioners agreed to take no action on the Passumpsic proposal. *Kristi Garofalo will notify Passumpsic.*

Fuel Account Credits: Last month Kristi Garofalo reported the Budget Committee wanted permission to use funds from this year's budget (\$250 from WD and \$500-\$750 from Gen Op) to create a credit on fuel accounts for next year. After the commissioners reviewed year-to-date totals, Bob Long made a motion to pay \$250 from the Water fund (line 2-5054) and up to \$1,000 from Gen Op (line 5054-1) to the respective Dead River accounts to create credits for 2016. Chris Demers seconded and the motion was approved.

Recreation Notes: Laraine King reported line 5082-2 Beach/Pool Maintenance still had funds available for 2015. She asked Don Drew, Water and Maintenance Supervisor, to buy lounge chairs and other equipment before the end of the year with the available funds.

Budget Committee: Kristi Garofalo reported the Budget Committee asked for an update on the water sourcing project for planning purposes. Bob Long reported the MtBE site work is on hold until spring and the water sourcing project is also on hold. Ken King said that when a source was found, the cost of developing it would depend on the location selected and the depth needed. Ken King said no funding would be needed for water sourcing in 2016. *Kristi Garofalo will let the Budget Committee know.*

Lodge Use Requests: Kristi Garofalo reported two unusual requests for use of the Lodge needed commissioner approval. The first request was from a District property owner who requested use of the Lodge every Sunday for about an hour for a meeting of school age children. The commissioners discussed that usually non-profit groups allowed to use the Lodge at no charge did so very infrequently, rarely more than three to four times a year, and weekly usage without rental income would cost the District in terms of heating, cleaning, and monitoring. After discussion, the commissioners voted no to the request; *Kristi Garofalo will email the property owner with copies to the commissioners.* The second request was from a Boy Scout group who used the Lodge building and grounds for a camping overnight last year and would like to do again this year. The commissioners agreed to approve the request.

Maintenance/Water Update: The commissioners reviewed the monthly report from Don Drew, Water and Maintenance Supervisor. Maintenance highlights included: electrical work and lighting installation is being done at the Lodge and office building; bathroom floors are being painted and four new windows have been installed at the Lodge; the sand has been graded at the water line on the North Beach side and a sump area dug in the dock area; and a new corrugated roof was installed on the pool house. Water Department highlights included: Water usage is around

20,000 gpd; a 6-inch water main break was repaired in 4 ½ hours on Nov. 23; lead and copper testing continues; started sill and siding work at the pump house and should finish this week; additional lighting has been added at the pump house and chambers; Nobis Engineering was at the Lodge site to test for contaminated soil; and work continues on getting the Recharge Permit from the state to refill the Upper Lake.

Water Committee Update: Bob Long reported they are still waiting on state approval of the monitoring plan done by the engineering firm. They are hoping to have it and the Recharge Permit by the end of the week.

Planning Board Update: Chris Demers reported no new permit applications, several completed permits, and those in process are being monitored. A shed started without a permit has been sent a cease and desist notice; and the fire department attempted to burn the slash pile near Killer Hill as a training exercise, but couldn't because the pile was mostly dirt with sticks on top. As recommended by the Board, Chris Demers moved that David Selent be named as a full member of the Planning Board for a three year term. Laraine King seconded and the motion passed.

Forestry Update: Bob Long reported he sent a letter to the town offering to transfer the logging project proceeds and releasing claim to ownership of the lot in question. The letter also asked that 20% of the logging proceeds be returned to the District in reimbursement for their efforts. His letter is being reviewed by the Haverhill selectboard.

Recreation Update: Grete D'Hondt said she is stepping down as co-chair of the Rec. Committee and Heather Long will be the chair. She said the Lodge decorating/potluck on Dec. 5 went well and the next event is a movie showing on Dec. 29. The event is co-sponsored by Haverhill Recreation and will run from 3:00–5:00 pm. The New Year's Party is Dec. 31 and Winter Fest will be either Feb. 20 or 27, with the definite date to be decided later.

Master Plan/Special Guest: The commissioners welcomed Christine Frost, executive director of North Country Council. Bob Long said the District needed help with the master plan update, particularly someone to facilitate the process. The commissioners also had questions about conflicts between the District covenants and the zoning ordinance. Christine Frost said the Master Plan is considered the "vision" of the community while the zoning ordinance gives legal instruments for implementation. She also said the District had a unique setup with both covenants and a zoning ordinance. She asked about a time frame for the plan update; the commissioners agreed the update should be completed by spring or early summer of 2016 and that developing a schedule and timeline were priorities. Christine Frost said NCC could do the project; she will get back to Bob Long after the first of the year. She said she is leaving NCC soon, but the interim contact would be James Steele until a new director is named.

Action Items Review:

Laraine King: The question of whether non-residents should be able to rent the Lodge is on the warrant for the March meeting; ***Laraine King said she will create a handout with Lodge information for the annual meeting.*** She has a plan in place with Don Drew regarding Lodge improvements; her other action items are on hold until preparation for summer season starts.

Bob Long: contacted homeowner regarding water shut off; contacted Amy Baker regarding NCC contact for master plan assistance; and drafted letter to town regarding the logging/land issue. He will talk to Don Drew about plans for the maintenance shed near the Lodge.

Chris Demers: reviewed guidelines for survey requirements with the Planning Board – either boundary pins are in place or a survey with pins must be done before a zoning permit can be considered. The Planning Board also decided to inform residents of zoning changes through the website and through emails.

Old Business:

- **Lodge Revenue and Policies – Tabled**

New Business: NONE

Chris Demers moved to adjourn and Laraine King seconded. Meeting was adjourned at 7:57 pm.

Respectfully submitted,
Kristi Garofalo