

**MOUNTAIN LAKES DISTRICT COMMISSIONERS MEETING**  
**At the District Office with Zoom Access**  
**June 20, 2023**  
**\*UNAPPROVED\***

**Call to Order:** Acting Chair Mark Johanson called the meeting to order at 6:01pm.

**Roll Call: Board Members:** Mark Johanson, Bob Long and Robert Roudebush present.

- **Public Present In-Person:** Mike Bonanno, Linda Johanson, Dottie Long, Randy Berenson and Eric Cassidy.
- **Public Present via Zoom:** Ed Rajsteter

**Approval of Minutes:**

- **May 9 Regular Meeting:** Robert Roudebush moved to approve; Bob Long seconded and motion passed.
- **May 22 Special Meeting:** Robert Roudebush moved to approve; Bob Long seconded and motion passed.

**District Business:**

- **Manifests:** Robert Roudebush moved to approve manifests May 10 to June 20, 2023. Bob Long seconded and motion passed. **Financials & Water Bill Report:** The Commissioners reviewed the water bill collection report showing \$147,041.58 in water payments received since April 1, 2023, and reviewed monthly financial reports.
- **MLD Lot Sales:** Bob Long reported title search work on three lots is complete, one lot had the wrong lot number on the warrant so it can't be sold at this time, and the lot on Lakeside Drive shows as green space in the title work so it cannot be sold unless its designation is changed at an annual meeting. He said the next step for the three lots with completed title work is to send letters to the abutters offering the chance to purchase the lots. The Commissioners agreed Bob Long will draft the letter to abutters and get the assessed value for the Kinsman lot from the Town of Haverhill. The suggestion was raised to use the Lakeside lot as a dog beach, and after discussion, the Commissioners directed ***Kristi Garofalo to put the subject of a dog beach on the July meeting agenda for discussion.***
- **Credit Card Policy Review:** Bob Long said Dottie Long purchases a lot of Snack Bar inventory and other Rec supplies, and spoke of a suggestion she be authorized to carry the third MLD credit card to take advantage of sales as she finds them. He then withdrew from the discussion to avoid conflict of interest as the matter concerned his wife. After discussion, Mark Johanson moved to follow the existing credit card policy and keep MLD card #3 in the office to be checked out as needed per the policy; Robert Roudebush seconded and the motion passed. Kristi Garofalo asked the Commissioners to review their 2021 decision that employees (Kristi Garofalo and John Mitchell currently) could carry MLD cards #1 and #2 for their duties. Bob Long moved to authorize employees to carry the MLD cards on their persons, Mark Johanson seconded and after brief discussion, the motion passed unanimously.

**Maintenance Update:** Bob Long shared updates from Facility & Water Manager John Mitchell on the following projects:

- **Asset Management:** The NH DES grant award is awaiting approval by the NH Governor and Executive Council (G&C).
- **Painting Office and Pool House:** Done and looks great.
- **Spectrum Upgrade at Pump House:** To be complete by end of the month.
- **Cable Upgrade at Office:** Almost done, then Profile Technologies can finish the upgrade.
- **Lodge Deck Project:** Stairs done, Paige gave quote to remove old deck, looking for contractor to build new deck.
- **Storm Damage:** FEMA claim in process, mitigation renovations possible, permit questions being resolved.
- **Pump House Updates:** Meter work on Woodsville Water & Light in process; chambers door replaced.
- **Energy Audits:** Lodge and Office failed energy audits and MLD applying for repair/upgrade grants.
- **Pool Opening:** Pool opening in process, should be ready by Opening Day.
- **Beaches:** Sand has been tilled; beaches and lawns treated for pest control.

**Water Committee Update:** Ed Rajsteter reported the Committee met on June 1 and there was a water break on May 16. The water team handled the break quickly, efficiently and without the help of MLD staff and officials who were out of town

at a conference. Ed Rajsteter shared the following water usage numbers for May: the high for the month was 53,000 gallons per day on May 17 due to the break; the high was 45,324 gpd on a different day without the break. The low daily usage was 17,573 gpd and the average usage for the month was 24,879 gpd. Ed Rajsteter said the Committee discussed the new meter for the WW&L feed and that storm damage repair on the lagoon looks great. Mark Johanson reported the Committee also discussed water system emergency procedures and agreed on a three-step plan: a) if MLD has power, a DMAIL will be sent to residents b) if no power, the message board at the office and mailbox cluster will be used c) if no power and the water system is compromised, boil water forms and/or other info will be distributed door-to-door by the three Commissioners and John Mitchell. Mark Johanson also asked about Water Education Day for 2023; Ed Rajsteter said he would put the subject on the Water Committee agenda for July.

**Planning Board Update:** Robert Roudebush reported the Board met on May 25 and voted to recommend Eric Cassidy for appointment as a new Board member. Bob Long moved to appoint Eric Cassidy as a full board member for a three-year term; Mark Johanson seconded and the motion passed. Robert Roudebush reported the Board also reviewed the zoning officer reports, continued work on their Rules of Procedure, discussed inquiries passed along from the office, and noted the Lakeside property issue has been resolved with the homeowner's removal of the steps/deck in question.

**Recreation Committee Update:** Linda Johanson reported the May Fishing Derby had about 17 participants and the Memorial Day Pancake Breakfast served about 75 people. She said new umbrellas and corn hole boards have been purchased. Pickleball sessions with lessons will be held on Fridays from 10 to 11 at the tennis courts and the Committee is planning an Adult Swim and Evening on the Lake with dates to be determined. The Committee will not meet in July; their next meeting will be August 2. Randy Berenson asked about the frequency of water testing at the beaches; **Bob Long will check with John Mitchell about beach E Coli testing.**

**Action Items Review:**

Bob Long: Complete – work session for staff/commissioners to plan storm damage projects done. In process – discussing changes to contract with Robbins Maintenance, agreement not signed yet; talked to family on Lakeside about golf balls landing across the Lake; add Spectrum to the new Lodge utility poles; work with the Town on cars parked on roads during snowstorms; and working with Town to enforce ATV rules.

Mark Johanson: Complete – took the emergency plan to Water Committee for review and shared results at the Commissioners meeting (see above under Water Committee)

**Old Business:**

- **Pool Usage Survey:** Mark Johanson said the Pool Usage Survey had 116 responses, with no questions skipped and 47 additional comments. He said there were a lot of issues brought up to consider and suggested a Saturday summer meeting to get input from residents. After discussion, the Commissioners agreed to set Saturday, July 29 at 10:00AM at the Lodge as a meeting to discuss the survey results and allow for further resident input.

**New Business:**

- **New Board Member:** Robert Roudebush administered the Oath of Office to Eric Cassidy as the newest Planning Board member and thanked him for his willingness to serve.

**Public Comments: NONE**

**Board Comments: NONE**

**Adjournment:** Bob Long moved to adjourn; Mark Johanson seconded. Roll Call Vote: Bob Long-Aye, Mark Johanson-Aye, Robert Roudebush-Aye. Motion passed and the meeting adjourned at 7:26pm.

Next meeting: Monday, July 10 at 6:00 PM. Bob Long will chair the meeting.

Respectfully submitted,  
Kristi Garofalo