

MOUNTAIN LAKES DISTRICT COMMISSIONERS MEETING

At the District Office with Zoom Access

October 9, 2023

UNAPPROVED

Call to Order: Commissioner Bob Long called the meeting to order at 6:00pm.

Roll Call: Board Members: Bob Long and Robert Roudebush present in-person; Mark Johanson was present via Zoom (with Linda Johanson) due to being out of town.

- **Public Present In-Person:** Brian Loutrel, Randy Berenson, Mike Bonanno, Dave Long, Dottie Long and John Acker.
- **Public Present via Zoom:** Tom Mangels and Bill Clark.

Approval of Minutes:

- **September 12 Regular Meeting:** Robert Roudebush moved to approve; Mark Johanson seconded. Roll Call Vote: Bob Long-Aye; Mark Johanson-Aye; Robert Roudebush-Aye. Motion passed.
- **September 29 Special Meeting:** Robert Roudebush moved to approve; Mark Johanson seconded. Roll Call Vote: Bob Long-Aye; Mark Johanson-Aye; Robert Roudebush-Aye. Motion passed.

District Business:

- **Manifests:** Mark Johanson moved to approve manifests from September 13 to October 9, 2023. Robert Roudebush seconded. Roll Call Vote: Bob Long-Aye; Mark Johanson-Aye; Robert Roudebush-Aye. Motion passed.
- **Financials & Water Bill Report:** The Commissioners reviewed the monthly financial reports. Kristi Garofalo recommended disconnect notices for seven delinquent customers and the Commissioners agreed.

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

- **Asset Management Plan (AMP):** A kick-off meeting was held and things are well underway. Kristi Garofalo asked the Commissioners to confirm the date of October 23 from 1-3 pm for the Level of Service Workshop part of the AMP process and the Commissioners agreed that date and time would work.
- **Water Line Locator:** Current locator is very outdated; getting quotes on newer equipment.
- **Spectrum Upgrade at Pump House:** Now live on the new service connection at the pump house.
- **Water Connections Mapping:** Will be part of the Asset Management Plan project.
- **Tree Work at Pump House & Chambers:** A quote was received for \$5,550 to clear a buffer around the bedrock well fence and \$10,500 to clear a buffer around the water chambers fence. Bob Long moved to approve both expenditures, Robert Roudebush seconded. After discussion, it was determined the chambers project required a competitive bid process and Bob Long and Robert Roudebush withdrew their motion and second. Bob Long said the pump house project was an emergency and waived the three-quote policy for that project. Bob Long moved to move forward on the pump house tree project and Robert Roudebush seconded. Roll Call Vote: Bob Long-Aye; Mark Johanson-Aye; Robert Roudebush-Aye. Motion passed.
- **Water Line Issues:** Lack of PH in the MLD system is believed to be the root cause of a water clarity issue; system was reset with WW&L feed and water clarity good since 9/23/23. Looking into treatment options to be able to reduce WW&L water usage.
- **New Water Connections:** Two new service connections are done; one more will be made before the end of fall.
- **Tree Work Around Pool:** Hoping for solid ice on Lower Lake this year to gain access to the needed tree work.
- **Lodge Swing Set:** Consulting with insurance provider for swing set and fall protection zone guidance. Bob Long said the cost to bring the swing set to commercial level was around \$1,000 and a new one may be purchased instead.
- **Storm Damage:** Working with FEMA on remediation and mitigation for basement flood damage
- **Energy Audits:** The MLD Lodge and Office failed their recent energy audits and MLD is working with the Community Development Finance Authority for repair/upgrade grants.
- **Streetlights Near Pool and Office:** Looking to change existing streetlights to MLD-owned lighting on MLD buildings to save on costs; will continue to get quotes.
- **Certified Pool Operator:** MLD must register the pool with the state and get a NH Pool Operators certificate for 2024. Looking to hire someone to get certified and care for the pool next summer so John Mitchell can work on other projects.

Water Committee Update: Mark Johanson reported the water quality issue on King Drive has been good for about 2-1/2 weeks. He said the Committee agreed to apply for state funding for a water line replacement project in that area. The project would replace about 6,200 feet of water line in the King/Dartmouth/Hanover area. Bob Long said he has been working on the application and is seeking state clarification regarding the type of funding to be awarded. He also said Jim Vernon of Nobis Engineering will be making a site visit soon to explore water source possibilities in the Wildcat Drive area.

Planning Board Update: John Acker reported the Board is tracking 17 projects and is working on improving communication and handling inquiries from the public. He said the Board monitors zoning violations which takes a lot of time. Randy Berenson asked whether fees have been paid for the tax auction signs that have gone up; Kristi Garofalo said a check for the fees was received from the auction company. Bill Clark asked about a Lakeside lot that is on the tax sale; he said he has a map that shows that lot as MLD-owned. After discussion, **Bob Long said he will research ownership of the lot for the next meeting.** Randy Berenson asked for the sale status of MLD lots to their abutters; Bob Long said letters have gone out to abutters and Oct. 20 is the deadline for responses.

Recreation Committee Update: Linda Johanson reported the Committee welcomed Lori Brissette as a new member. She said the Committee also changed the rules for membership and now members need to attend at least two meetings and help with at least one event every six months. Non-members can organize and host events but must get Committee approval first. She said the Rec Committee recommends the following purchases for the 2024 budget: two kayaks, two paddleboards, two pickleball sets and five beach umbrellas and they also recommended the tennis courts lines be repainted. Dottie Long reported 15 families took part on the District Yard Sale; the Adult Social had about 30 people, and about 40 people attended the Pancake Breakfast. Bob Long noted Stuart Schreiber was recommended for both Water Committee and Rec Committee membership. He moved to appoint him to both committees for a three-year term and Robert Roudebush seconded. Roll Call Vote: Bob Long-Aye; Mark Johanson-Aye; Robert Roudebush-Aye. Motion passed.

Action Items Review:

Bob Long: IN PROCESS: Working with John Mitchell on dehumidifier system for District office-one quote received for \$2,800, two other quotes requested but not received yet, online research shows system cost estimates between \$3,000-\$4,000. Bob Long moved to go with \$2,800 quote and Robert Roudebush seconded. Roll Call Vote: Bob Long-Aye; Mark Johanson-Aye; Robert Roudebush-Aye. Motion passed. Gave an update on Office tech project: the equipment is in house; project includes phone system update and is on the radar for completion. ALSO: Working on swimming area vegetation removal and Mosquito Joe 2024 beach pest treatments; Lodge Spectrum project is on hold for new pole installation.

Mark Johanson: COMPLETE: Emergency notification plan approved by Water Committee and requirements received from Vermont Life Safety for pool key card system.

Old Business:

- **Cell Tower Lease:** Mark Johanson said the signed agreement has been sent to Wireless Edge and the final determination of the tower site will be made in either the Monteau area or the pump house area. Engineering work will be done and provider recruitment will start with tower construction projected for spring. The lease is a one-year lease for now, with a ten-year lease to be on the warrant for voter approval at the 2024 annual meeting.
- **Pool Key Card System Update:** Mark Johanson reported three quotes were requested for the key card project; two were received, one more is coming. He said the price looks to be about \$13,400 and the next question is how to fund the project that includes the gate system and electrical and camera security updates. The project will be put on the 2024 warrant for voters at the annual meeting.

New Business:

- **Lake Usage Request:** Haverhill Parks & Rec requested use of the Lakes for the annual Cold Turkey Plunge on Sunday, Nov. 19. Bob Long moved to approve the request; Mark Johanson seconded. Roll Call Vote: Bob Long-Aye; Mark Johanson-Aye; Robert Roudebush-Aye. Motion passed. **Kristi Garofalo will notify Haverhill Rec of the approval.**
- **Monteau Revitalization – Mountain Bike Event Proposal:** Dave Long presented information about a potential Eastern States Cup mountain bike race to be held at the Monteau ski area. After discussion about camping spaces/ zoning ordinance restrictions, possible cell tower construction conflict, and requests for public input, Bob Long made a motion to move forward with to allow the ESC 2024 race at Monteau with details to be worked out. Robert Roudebush seconded. Roll Call Vote: Bob Long-Aye; Mark Johanson-Aye; Robert Roudebush-Aye. Motion passed.

Public Comments: NONE

Board Comments: NONE

Adjournment: Robert Roudebush moved to adjourn; Mark Johanson seconded. Motion passed and the meeting adjourned at 7:55pm. Next meeting: Monday, November 13 at 6:00 PM. will chair the meeting.

Respectfully submitted,
Kristi Garofalo