

MOUNTAIN LAKES DISTRICT COMMISSIONERS MEETING
At the District Office with Zoom Access
October 12, 2022
UNAPPROVED

Call to Order: Bob Long called the meeting to order at 6:01 pm.

Roll Call:

- **Board Members:** Bob Long, Mike Roberts and Mark Johanson present
- **Public Present In-Person:** Mary Houde, Barb Stanfield, Dottie Long, Brian Loutrel, Linda Johanson, and Antonio Houde
- **Public Present via Zoom:** Ed Rajsteter, Pam Aldrich, Bill Clark and Randy Berenson

Bob Long shared new rules of procedure for meetings which included Board recognition before speaking, directing public comments to the Board only, and setting time limits for public comments. After review, the Commissioners agreed to implement the rules starting with the current meeting.

Approval of Minutes:

- **Sept. 13 Regular Meeting:** Mark Johanson moved to approve; Mike Roberts seconded and motion passed.

District Business:

- **Manifests:** Mark Johanson moved to approve manifests from Sept. 14 to Oct. 12, 2022. Mike Roberts seconded and motion passed.
- **Financials & Water Bill Report:** The Commissioners reviewed the monthly financial reports and the water bill collection report showing \$201,873.43 in water payments received since April 1, 2022. The Commissioners noted recommendations to issue disconnect notices for three past due accounts. Mark Johanson moved to direct ***Kristi Garofalo to send the disconnect notices as recommended***; Mike Roberts seconded and the motion passed. Mark Johanson noted the Budget Committee started their annual work at their first meeting on Oct. 11.
- **Lodge Rental Rates Survey:** The Commissioners reviewed rental rate information presented by Kristi Garofalo at their previous meeting. After discussion of utility rate increases, Bob Long made a motion to add a \$25 surcharge for rentals from Sept. 1 to April 1 each year starting with new rentals booked after Oct. 12, 2022. Mark Johanson seconded and the motion passed. The question of Lodge use by a yoga instructor who charged for classes but did not pay for Lodge use was raised. Bob Long made a motion to allow the yoga classes to continue on Tuesday nights, Mark Johanson seconded to open discussion. Linda Johanson and Dottie Long noted the use of the Lodge for yoga classes was arranged by the Rec Committee. After discussion, the Commissioners voted on the motion as follows: Bob Long-Aye, Mike Roberts-Nay, Mark Johanson-Nay. ***Bob Long said he would contact the yoga instructor with news the classes could not continue.*** Mark Johanson made a motion to table the cancellation notice and discuss options; Bob Long said the topic had already been discussed at length, and Mark Johanson withdrew his motion.
- **Appointment to Budget Committee:** The Commissioners noted Mark Johanson hadn't been officially appointed to the Budget Committee as ex-officio commissioner. Bob Long moved to appoint him to the Budget Committee; Mike Roberts seconded and the motion passed with Mark Johanson abstaining.

Maintenance Update: Bob Long shared updates on the following projects:

- **Pool:** The pool is closed and has been winterized for the winter season.
- **Painting:** Priority project is to power wash and paint the office building; contractor coming to give quote.
- **Pump House Connection Upgrade:** Working with Profile Technologies on a wireless connection from office to pump house.
- **Cable Upgrade – Office:** Project in process with Profile Technologies
- **Lake Docks:** Docks and rafts removed – ready for winter.
- **In Process:** water connections mapping, tree removal quotes for pool area, Lodge deck repair/upgrade RFP in the works, fall brush hogging and water system valve clean-out in process, propane/oil negotiations going well, starting arrangement for lead and copper testing due in fourth quarter.

Water Committee Update: Ed Rajsteter reported the Committee met on Oct. 6 and usage was reported with a high of 37,000 gallons per day and a low of 18,908 gpd with a daily average of 21,000 gpd in September. The Committee discussed the presentation by Mike Welch of the North Country Investment Council at their last meeting. They agreed to find engineering firms to help with grant funding applications and projects, and also agreed ***Kristi Garofalo and John Mitchell will attend an upcoming conference to gather names and info regarding such firms.*** Bob Long said Woodsville Water & Light responded to MLD's request to lower the \$1,950 monthly base fee to be more in line with other commercial 2" connections. They lowered the usage fee from \$7.96 per 1,000 gallons to \$7.83 per 1,000, but did not change the base fee at all. Kristi Garofalo attended a workshop on setting water rates and the Committee

will consider a potential increase on the 2023 rate. The Committee gave the go ahead to explore fracking of the bedrock well to possibility increase volume and reduce WW&L usage. The Water Committee agreed to set their next meeting for Friday, Nov. 4, as Kristi Garofalo and John Mitchell will be at the Asset Management conference on the regular meeting date of Nov. 3.

Planning Board Update: Mike Roberts said he wasn't present at the recent special meeting and Bob Long said the application at that meeting was approved. Mike Roberts reported planning consultant Tara Bamford attended the regular meeting and gave the Board information about zoning ordinance changes on lumber cutting clean up and cell phone towers to be reviewed for the next meeting. Mary Houde asked about setting a building limit to avoid overloading the water system. Bob Long said there are roughly 340 connections now and build out is approximately 450. He said he did some research on limiting building and found it can be done, but under very special circumstances and with a one-year limit. Mary Houde said the recent building boom is changing the feel of MLD and Antonio Houde raised concerns about clearing trees. Mike Roberts said clear cutting is legal in New Hampshire and Antonio Houde said he felt limiting tree cutting was worth fighting for. Bob Long said the Planning Board is working on ways to control tree cutting as much as possible.

Recreation Committee Update: Linda Johanson the Columbus Day weekend events went well; people enjoyed the District yard sale, there were 25 people at the Adult Social who enjoyed the DJ music and sandwiches provided, and the Pancake Breakfast served over 60 people. The next event is the Trunk or Treat on Saturday, Oct. 22 and the next Committee meeting is Nov. 2 at 4:00Pm at the District Office. The Tree Lighting event will be Dec. 3 with punch and cookies served. Dottie Long said sales of MLD logo clothing are going well and Linda Johanson said the Committee is working on their purchase recommendations for boats, paddle boards and umbrellas for 2023.

Action Items Review:

Bob Long: Complete - pre-app project list condensed and made into flyer, special parking cones removed. In Process: asked John Mitchell to get additional quotes for 2023 bug treatment and he is trying to find other suppliers; investigated cost of security service at \$60/hr, cost for 18 weeks would be \$30,000, will get other quotes; larger, more explicit signs ordered and should be in next week; John Mitchell and Courtney Lantz working to set up laptop; **will email water usage data to Bill Clark again;** Town removing tax sale signs.

Old Business:

- **Monteau:** Bob Long said he was contacted by a group that would like to create mountain bike trails on Monteau and possibly have an annual race at MLD. He is getting more information about what would be involved and will bring it to the Board. Mark Johanson said Vertex Towers did not respond to his request for information about putting a tower on Monteau and he is reaching out to other suppliers.

New Business:

- **Lake Usage Request:** The Commissioners reviewed a request for the Cold Turkey Plunge to use the beaches and office building on Nov. 20 as they have done in past years. After discussion, Bob Long made motion to allow beach/lake usage for the Cold Turkey Plunge on Nov. 20. Mike Roberts seconded and the motion passed. **Kristi Garofalo will notify the organizers of the Commissioners' decision.**
- **Lodge Usage Request:** The Commissioners spoke with Pam Aldrich regarding her request to use the Lodge for a few hours on Oct. 13 for a Fire Prevention Week activity with a visiting fire engine for a local home school group of 23 students. After discussion, Bob Long moved to allow the school group to use the Lodge on Oct. 13 for Fire Prevention Week activities from 10:00AM to 1:00PM. Mike Roberts seconded and the motion passed. **Bob Long will arrange to get a Lodge key to the group for their use.**

Bob Long moved to enter non-public session under RSA 91-A:3, II(c); Mark Johanson seconded. Roll Call Vote: Bob Long-Aye, Mike Robert-Aye, Mark Johanson-Aye. Motion passed and the Commissioners entered non-public session at 7:45pm.

Bob Long moved to leave non-public session and return to public session; Mike Roberts seconded and motion passed. The Commissioners reconvened public session at 8:20pm. Bob Long moved to seal the non-public minutes, Mike Roberts seconded. Roll Call Vote: Bob Long-Aye, Mike Robert-Aye, Mark Johanson-Aye. Motion passed.

Bob Long moved to adjourn; Mark Johanson seconded and motion passed. The meeting adjourned at 8:21pm.

Respectfully submitted,
Kristi Garofalo