

**MOUNTAIN LAKES DISTRICT COMMISSIONERS MEETING**  
**At the District Office with Zoom Access**  
**September 12, 2023**  
**\*UNAPPROVED\***

**Call to Order:** Commissioner Mark Johanson called the meeting to order at 6:00pm.

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

- **Public Present In-Person:** Jay Strycker, Deb Strycker, Dottie Long, Linda Johanson, Randy Berenson, Mike Bonanno, Brian Loutrel, and Dave Long.
- **Public Present via Zoom:** Ed Rajsteter and Barb Stanfield.

**Approval of Minutes:**

- **August 15 Regular Meeting:** Robert Roudebush moved to approve; Bob Long seconded. Motion passed.

**District Business:**

- **Manifests:** Robert Roudebush moved to approve manifests from August 16 to September 12, 2023. Bob Long seconded and motion passed.
- **Financials & Water Bill Report:** The Commissioners reviewed the monthly financial reports. Kristi Garofalo reported five delinquent customers received disconnect notices; four of those have been resolved and the other one has until Sept. 15 to bring their account current.

**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 results from the GIS mapping are starting to come in. There are several more steps to the process, but things are well underway.
- **Water Line Locator:** Current locator is very outdated; getting quotes on newer equipment which will work well with the AMP project. Preliminary quotes are \$10,000 with GPS; \$5,000 without GPS. Will continue to research pricing.
- **Spectrum Upgrade at Pump House:** Connected to Spectrum service on 9/12/23. Reaching out to SCADA consultant to change system to Spectrum, then will cancel Consolidated service.
- **Water Connections Mapping:** Will be part of the Asset Management Plan project.
- **Tree Work at Pump House & Chambers:** Received a quote for \$5,550 to clear a buffer around the bedrock well fence and for \$10,500 to clear a buffer around the water chambers fence.
- **Water Line Issues:** Dealing with a water clarity issue has taken up a lot of time and resources, believe lack of PH in the system is root cause, looking into resources to treat the issue.
- **Sanitary Survey:** NH DES inspection required replacing the wellhead cap and raising the concrete lid that settled over the years. Both issues are resolved and the deficiencies were removed by the state.
- **Pump House Updates:** Woodsville Water & Light shut off valve was installed and faulty plumbing replaced; the new meter now reading accurately and proper shutoffs are in place.
- **New Water Connections:** Three new service connections 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.
- **Storm Damage:** Working with FEMA on remediation for basement flood damage. Quote of \$2,810 received for a dehumidifier system adequate to treat entire basement area. Bob Long moved to approve spending \$2,810 for the dehumidifier system, Robert Roudebush seconded. Mark Johanson said he would like to see more quotes and after discussion, Bob Long withdrew his motion and Robert Roudebush withdrew his second. **Bob Long will work with John Mitchell to get more quotes.**
- **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.
- **Beach/Pool:** E Coli testing is done for 2023, working on NH requirements to register the MLD pool and obtain a NH pool operator's certificate for 2024. Brian Loutrel asked about grass growing along beach; Bob Long said the area would be turned over in the spring. Brian Loutrel asked about the vegetation growing inside the roped off swimming area; **Bob Long said he will continue his research into best ways to remove it.**

- **Pole Locations:** The Commissioners reviewed Eversource drawings showing proposed pole locations from Valley Road to the Lodge. Robert Roudebush moved to approve the pole locations as noted on the Eversource drawings; Bob Long seconded and the motion passed. Bob Long signed the drawings as approved; **Kristi Garofalo will email them back to the Eversource engineer.**

**Water Committee Update:** Ed Rajsteter reported the Committee met on September 7 and shared the following water usage numbers for August: total usage was 983,764 gallons, the daily high for the month was 48,886 gallons per day; the low was 24,081 gpd and the average daily usage for the month was 31,734 gpd. He also said 89.6% of the water used came from the infiltration well, the bedrock well provided 9.31%, and 1.61% was purchased from Woodsville Water & Light. Ed Rajsteter said preliminary VLAP results are available on the MLD website and spoke of the need for new Committee members. He also noted the Committee will call a special meeting to work on grant applications due by October 13.

**Planning Board Update:** Robert Roudebush reported the Board held their regular meeting on August 17 and held an expedited meeting on August 21 to consider an additional permit application. He also spoke of the work done by zoning officer Courtney Lantz, noting the large number of concerns she tracks. He said work on updating the Board's Rules of Procedure continues, the Board has three incidents that have reached the "lawyer's letter" stage, and the Board is gearing up to start the update process for MLD's Master Plan.

**Recreation Committee Update:** Linda Johanson reported on the finances from the summer season and said the Rec Committee would like to hold a Movie Night at the Lodge in conjunction with Haverhill Parks & Rec (date TBD). They researched the licensing requirements and the cost for a one-time license is \$55. After discussion, Bob Long moved to hold a Movie Night at the Lodge with Haverhill Rec; Robert Roudebush seconded and the motion passed. Linda Johanson said the next Rec Committee events will be the District Yard Sale and Adult Social on October 7 and the Pancake Breakfast on October 9. Dottie Long said the Committee recommends Lori Brissette be appointed to the Committee. Mark Johanson moved to appoint Lori Brissette to the Committee for a 3-year term; Robert Roudebush seconded and the motion passed. Dottie Long asked if Committee members could be removed if they have not been active for 6 months or more. After discussion, the Commissioners asked the Committee to recommend names for removal and the Commissioners will review the list and agree on action to be taken. The Committee is also researching a ball retriever for pickleball use and looking into having a float in the Woodsville-Wells River July 4TH parade in 2024.

#### **Action Items Review:**

Bob Long: COMPLETE: Grass on upper beach will be turned under in the spring tilling; dog beach notice is done, umbrella inventory check shows 15 tables & 16 umbrellas, and Robbins contract is signed. IN PROCESS: Working with Mosquito Joe on 2024 beach pest treatments, **HPD provided ATV rules and he will give to Kristi Garofalo to put in the DMAIL**, Lodge Spectrum project is on hold for new pole installation.

Mark Johanson: COMPLETE: Emergency plan approved by Water Committee IN PROCESS: Got requirements from Vermont Life Safety for pool key card system, received quotes for electrical and security work totaling \$8,000 so far with more info coming; latest draft of the Edge Wireless lease is being reviewed.

#### **Old Business:**

- **Office Tech Project:** Brian Loutrel asked about the office tech upgrade project. **Bob Long said he will get an update on the project's status for the next meeting.**

**New Business: NONE**

**Public Comments: NONE**

**Board Comments: NONE**

**Adjournment:** Mark Johanson moved to adjourn; Robert Roudebush seconded. Motion passed and the meeting adjourned at 7:30pm. Next meeting: Monday, October 9 at 6:00 PM. Bob Long will chair the meeting.

Respectfully submitted,  
Kristi Garofalo