

**Cedar Meadow Lake Watershed District  
Minutes of Management Committee Meeting  
April 11, 2025**

The meeting commenced at 7:32PM on Google Meet (Video call link: <https://meet.google.com/qez-hkbn-ofb>).

In attendance: Tommy Lee, Chairman  
Brian Waterman, Vice Chairman  
Cam Dacey, Committee Member  
Jillian Spratt, District Clerk  
Richard Carr, District Treasurer

**Minutes of Previous Meetings**

The previously distributed minutes of the January Monthly meeting (1/15/2025) were offered for approval. Mr. Lee made a motion to accept all minutes as presented, and seconded by Mr. Waterman and voted unanimously.

**Clerk's Report**

Clerk's report of communications for the period of January 16, 2025 - April 11, 2025:

- Inquiry from Proprietor via Website re: information pertaining to Betterment
- 4/2/2025 - Mr. Waterman attended meeting of the Leicester Conservation Commission
- 3/29/2025 - Annual Newsletter Circulated to Proprietors and posted on Socials
- 3/12/2025 - received NOTIFICATION OF WETLANDS PROTECTION ACT FILE NUMBER
- 3/12/2025 - invoice received from TRC Environmental
- 3/7/2025 - email received from Edmunds GovTech re: services
- 2/24/2025 - Seasonal Contract from Sunshine Landscaping Company, Inc. provided for review re: mowing of the dam crest.
- 2/11/2025 - email inquiry from a potential buyer of Fairview property pertaining to questions around the lake and betterment.
- January/February 2025 - ongoing communications between the Town of Leicester & DLS and the District Clerk and District Treasurer re: tax rate setting
- 2/5/2025 - Mr. Lee & Mr. Waterman attended the meeting of the Leicester Conservation Commission
- 1/30/2025 - Mr. Carr emailed members of Burncoat Pond District to collaborate
- 1/23/2025 - Mrs. Spratt reached out to Ms. Cosper re: Annual Meeting preparation
- 1/22/2025 - events flyer received from the Cedar Meadow Lake Social Club for summary in the annual newsletter
- 1/18/2025 - email exchange between the District Clerk and Proprietor & Fire Chief - Michael Dupuis to book the Meeting Room for the Annual Meeting on 5/14/2025.
- 1/17/2025 - email exchange between TRC Environmental and CMLWD re: mailing for NOI submission

- 1/15/2025 - invoice received from TRC Environmental

### **Treasurer's Report**

A Treasurer's Report dated 4/15//2025 showed that the District had \$258,387.19 on deposit. \$56,710.17 was on deposit in the Checking Account; \$15,663.35 was on deposit in the Betterment Money Market Account; \$61,909.05 was on deposit in the Dam Stabilization Account; and \$1,214.82 was on deposit in the 18-month CD account (also known as the Stabilization Account).

There was no warrant presented for approval.

### **Tax Payment & Betterment Payment Updates**

92 proprietors pay tax to the District. Mr. Carr reported that the district received 1 tax payment from the Town in the amount of \$5,343.81 and 1 betterment payment in the amount of \$12,525.13.

### **Old Business**

#### **Lake Clarity & Level Management Update**

Mr. Lee reported the flashboards were installed on 4/4/2025. The lake is now at seasonal spring levels, with excellent water clarity.

#### **Dam Maintenance and Dam Crest**

Mr. Lee reported no updates with respect to dam maintenance and the dam crest.

#### **Weed Treatment & Water Quality Monitoring**

Mr. Lee reported that the Order of Conditions prepared by the Conservation Commission is ready for pickup and filing. This new Order of Conditions will allow the CMLWD Management Committee to treat the lake for invasive species should that be required.

Dialogue between the CMLWD Management Committee and TRC Environmental Continue. TRC Environmental will be presenting at the Annual Meeting of the Proprietors on Wednesday, May 14, 2025.

### **New Business**

- Annual Meeting Preparation: The management committee reviewed and approved the official warrant for circulation to all proprietors. This will be mailed out via USPS the week of April 21, 2025. The management committee also reviewed possible budget proposals and scenarios for presentation to proprietors at the meeting. The theme of FY2026 centers around weed management.
- USDA Loan: Mr. Carr provided the management committee with a summary of the USDA Loan (also referred to as the Betterment). He suggests that the management committee make every attempt to apply annual betterment collections directly to the principle of the note so the district is no longer accruing interest. The \$500k prepayment

applied 2 years ago helped the scenario over time. In fact, the district shaved approximately 13 years off note at that time. The problem arises with cash flow, as betterment collections need to be sufficient to pay the minimum mortgage payment each June. When the loan was first taken out, the district did calculate and account for bad debt. The betterment will remain until the balance is \$0. The district will continue to accrue owed interest on the loan as long as a principal balance remains.

Mr. Carr reviewed the 4 types of payment plans that were offered to proprietors at the inception of the loan: 1) Paid upfront; 2) Paid when property sold to ensure transfer of clear title; 3) partial payments; 3) mortgaging at terms of various lengths.

Mr. Carr will continue to work with the town to obtain current betterment balances and update and revise the cash flow analysis initially compiled by Mr. Carr and Mr. O'Coin in 2023.

### **Executive Session**

The regular meeting of the management committee was not recessed for the executive session.

### **Next Meeting**

The next regularly scheduled meeting of the Management Committee is scheduled for Tuesday, May 6, 2025 at 7:30pm by Google Meet.

### **Adjournment**

A motion was made by Mr. Lee, seconded by Mr. Carr voted unanimously to adjourn the meeting. The meeting adjourned at 8:48 P.M.

A True Copy Attest:



Jillian Spratt, District Clerk