

**Moeckel Pond Village District**  
In the Town of Windham, NH  
Budget Hearing and Commissioners Meeting: Feb 25, 2026  
Meeting Minutes

Location: Training Room at the Windham Fire Department

Moeckel Pond Village District Commissioners Present: Stephanie Young, Kevin Brown, Neil Fallon

Other Attendees: Kim Masse (clerk), Michelle Stith (auditor), Dianna Fallon, Dan Masse (moderator), Jim Murphy, Judy Murphy, Bruce Moeckel (treasurer)

Motion to open the budget hearing for general discussion. Motion seconded.

Meeting came to order at 7:10 pm

Handouts relating to last year's budget and spending and this year's anticipated spending were distributed. This handout is included in these minutes as Appendix A.

There followed a general review of the contents of Appendix A, including 2025 expenses and what is anticipated in 2026.

The current balances of the Village District operating account and Capital Reserve Fund were reviewed and confirmed by Bruce Moeckel, treasurer to be accurate to what is in Appendix A. Bruce confirmed that the Windham Trustees of the Trust Funds now hold our Capital Reserve Fund for us as required, and we do not have an exact balance for this including interest at this time, but the balance in Appendix A is accurate to the best of our knowledge. This may be a little higher due to interest earnings since last year.

There was a discussion of the individual budget line items. Annual dam registration with the State of NH has increased from \$400 to \$800. Liability insurance increases each year. The cost in 2025 was \$1874. We have estimated \$1950 for 2026.

There was a discussion about Bayleaf road and the maintenance needed. It is noted that the Friends of Moeckel Pond spent approximately \$5,000 in 2025 to maintain the road, but that there has been a partial washout again, and the road will need further maintenance this spring. There was a discussion about the potential need for a culvert under the gravel portion of Bayleaf road close to where the pavement ends near Marblehead Road.

There was discussion about the effort to lower the pond level in 2025 in order to allow the Town of Windham to repair the Moeckel Road causeway. The dam drain valve was difficult to operate. The diver who cleared the beaver construction in the drain valve said that the drain valve lead-screw mechanism has lots of fishing line tangled in it and will need to be cut by a diver. It was discussed and proposed that we should budget \$1000 for a diver to do this maintenance.

There was a discussion about the long-term plan to tie the Capital Reserve fund allocation to \$1000 in 2022 dollars and adjust for inflation according to the CPI as discussed in Appendix A. This would result in a 2026 fund raise to Capital Reserve of \$1243. There was discussion and agreement.

A motion was made to the Commissioners to accept the proposed budget and put it on the Warrant for a vote of the full Village District. The proposed 2026 budget is as follows:

\$1950 Liability Insurance

\$800 State of NH dam registration

\$507 General maintenance, including road maintenance, fence repair, landscaping, poison ivy control

\$1000 Cost to hire a diver to clear fishing line from the dam drain valve mechanism

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\$4257 total operating budget for 2026

As well as:

\$1243 – to be raised for the Capital Reserve Fund (Marston-Finn Conservation Dam Capital Reserve Fund previously established) via a separate Warrant Article

This motion was seconded.

The Board of Commissioners voted in favor:

Steff Young: yes

Kevin Brown: yes

Neil Fallon: yes

Motion to close the Budget Hearing and General Commissioners Meeting. Motion seconded.

Conclusion of the 2026 Budget Hearing and General Commissioners Meeting

Meeting adjourned approximately 7:40 pm.

Submitted by:

Kim Masse

Mockel Pond Village District Clerk

**Appendix A**  
**Informational Handout given to attendees of the Budget Hearing**

Discussion about 2025 spending

<b>2025 Total Spending</b>		<b>note</b>
Legal	\$ -	
Liability Insurance	\$ 1,874.00	
Other	\$ 459.21	Taskrabbit - landscaping cleanup
Dam Fees	\$ 800.00	went from \$400 to \$800 in 2025
<b>Grand Total</b>	<b>\$ 3,133.21</b>	

Account Balances

<b>Operating Account</b>		<b>Note</b>				
2024 Year End Balance	\$ 11,596					
2025 total spending	\$ (3,133)					
<b>2025 total tax revenue</b>	<b>\$ 5,000</b>	estimate - actual amount received from the Town TBD				
Transfer to Capital Reserve Fund	\$ (1,214)	transfer pending				
Interest	\$ 1					
<b>Current balance ("2025 year end")</b>	<b>\$ 12,250</b>	estimate				

\*Note: Our Capital Reserve Fund is now held by the Windham Trustees of the Trust Funds, as is required.

<b>Capital Reserve Fund - estimate</b>			
2024 Year End Balance	\$ 11,079		
2025 Capital Reserve tax funding	\$ 1,214	transfer pending	
Interest	\$ 1	approximate	
<b>Current balance ("2025 year end")</b>	<b>\$ 12,294</b>	approximate	

**2026 Anticipated Spending for Discussion**

**2026 Anticipated Spending**

Insurance	\$1,950.00	anticipated based on prior increases
Dam Fee to NH DES	\$800.00	Anticipated going forward
Other (poison ivy, landscaping, etc.)	\$500.00	(discuss)
Legal	\$0.00	none anticipated
<b>Total Anticipated Spending - Operating</b>	<b>\$3250.00</b>	

Capital Reserve Fund – for discussion:

- At the 2021 budget hearing, we agreed to raise \$1000 for the Capital Reserve Fund for 2021.
- We also agreed (though not binding) that we should adjust the amount raised for the Capital Reserve Fund each year by the amount which the Consumer Price Index has increased since 2021.
- (In 2022, we only allocated \$1.00 to the Capital Reserve Fund due to the need to raise additional operating funds, as we discussed and agreed upon at that time)
- If we use the CPI to adjust \$1000 in Jan 2021 to Jan 2026, the amount we would raise is **\$1,243**
  - Source: [https://www.bls.gov/data/inflation\\_calculator.htm](https://www.bls.gov/data/inflation_calculator.htm)

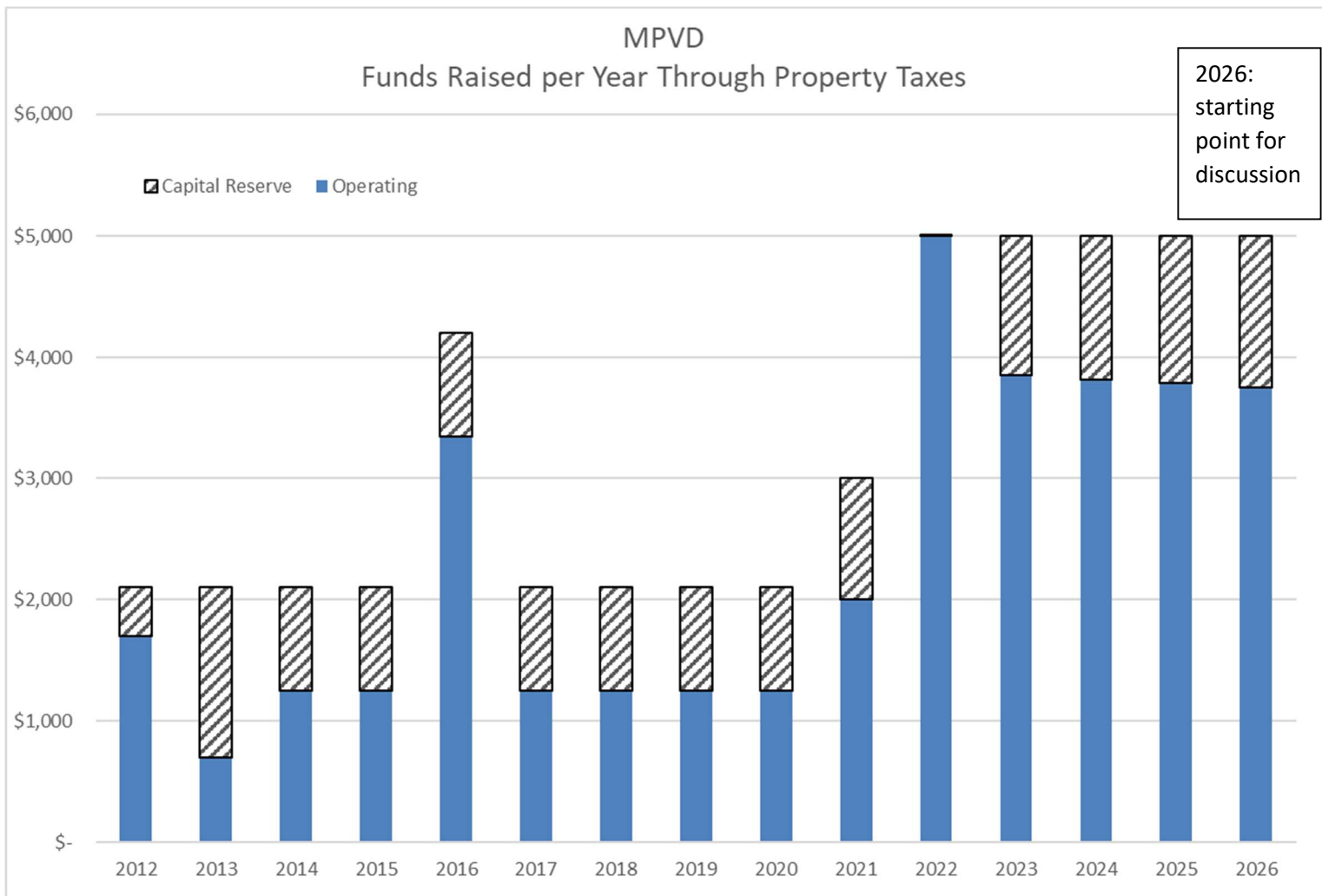
If we follow our own precedent for the past 5 years, this would mean raising:

\$3757 – operating  
 \$1243 – to capital reserve

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\$5000 – total

**Annual Budget History**



2026 Village District Elections – (FYI).

Up for election this year at the Annual Meeting:

- Commissioner 3-year term term ending: Stephanie Young
- Auditor 1-year term term ending: Michelle Stith