

Pillsbury Lake Village District Monthly Meeting August 12, 2025

Roll Call: Chairman Michael Malecha, Commissioner Andrew Pomeroy, Treasurer Jamie Dow, Clerk Alison Scott
Sandy Estep, John Maraganis, Mary Lou Maraganis, Barb Howe, Heidi Babb, Ed Lawrence, Jennifer Buck, Christie Holland, Georgette Bachelder
On Zoom: Commissioner Susan Lawrence, Dianne and Russ Lauffer, Donna Kenny and Amanda Esposito

Meeting was called to order at 5:01 PM

Action Items

- Board to Contact Henniker Septic to initiate the septic system repair work. Funds to come from Emergency Fund
- Barb Howe volunteered to reach out to 603 HVAC and have them provide a diagnostic on the clubhouse heating system.
- Alison offers to get estimates for lighting the parking area
- Andrew to obtain an estimate from a contractor to install a generator at the Franklin Pierce well site.
- Andrew to reach out to Abby at Edgewater to discuss applying for an SRF loan/grant for the generator and system improvements.
- Michael to attend the Webster Planning Board meeting on September 3rd to discuss developing a residential zoning ordinance.

Approval of Minutes

Chairman Michael makes a motion to approve the July minutes and the amended May Minutes, Commissioner Andrew seconds, the minutes are approved. A local resident requested that the May PLVD meeting minutes be amended. In keeping with the Board's standard set within the minutes of the April 2024 PLVD monthly meeting in response to a similarly lengthy statement, this request will not be granted. This follows the expectation published last May in which it was clearly stated that, 'Meeting notes are meant to be a concise and clear summary reflecting discussions, decisions, tasks assigned and a timeline for actions. Therefore, the Commissioners have agreed not to publish the statement so as to keep to the purpose and point of meeting notes.

Treasurer's Report

Chairman Michael reviews and signs off on the Treasurer's Report, with Andrew seconding the motion. Treasurers report is approved.

Clubhouse Repairs

Chairman Michael discusses the need for septic system repair and mentions meeting with Sandy for a tour of the clubhouse. He recommends Henniker Septic for the septic system repair, citing reasonable estimates. Commissioner Andrew seconds the motion to recommend Henniker Septic for the septic system repair, to be paid from the emergency fund.

Chairman Michael discusses clubhouse repairs, including exterior painting and cleaning around windows and doors. He recommends JAG, a licensed handyman service, for the clubhouse repairs, with an estimate of \$2,000. Commissioner Andrew mentions the need for a diagnostic to determine if the igniter is bad or if the system needs replacement. Micheal proposes spending \$100 with JAG for the diagnostic and reaching out to 603HVAC for a second opinion.

Streetlight and Parking Area Issues

Chairman Michael discusses the streetlight in the parking area and the need for a controlled light to avoid disturbing neighbors. Other options are discussed. Clerk Alison offers to get estimates for lighting the parking area and other electrical work.

Baseball Infield Restoration and Jeff's Landing Dock

Chairman Michael discusses the need to restore the baseball infield, with estimates ranging from \$2,000 to \$2,400. He suggests pushing the restoration through a warrant article in March.

There is an update on the progress of Jeff's Landing dock, including obtaining a dock permit, removing trees, adjusting fencing, and preparing signage. Michael mentions the need to assemble the dock and funding is available in the 2025 Warrant for this project.

Meter Reading Equipment

Chairman Michael discusses the need to update the meter reading equipment and mentions Susan's efforts to resolve issues. Treasurer Jamie suggests reaching out to Lisa Robinson for assistance with the meter reading equipment. Michael proposes documenting questions and pushing them up the ladder to Prescott for resolution.

Residential Zoning Ordinance

Chairman Michael introduces the objective of creating a residential zoning ordinance to address issues like noise and properties in disarray. He mentions a meeting with the Webster Planning Board on September 3 to discuss the zoning ordinance. Ed Lawrence has provided an initial draft ordinance.

Upcoming Events

Chairman Michael announces the date, Sept 6, for Pedaling for Payson and mentions the need for volunteers. Commissioner Andrew announces the Family Field Day on August 23 and the need for volunteers to set up chairs and tables.

Loan Suspension Request

A resident requests the board to consider suspending Q2's invoicing for the existing loans due to the financial strain on community water system owners and the expectation of the Innis payoff of the loans.

Chairman Michael explains the chronological nature of billing and the inability to issue credits without causing accounting issues. Chairman Michael mentions the credits will be issued after the upcoming payout of loans.

Generator Installation and Well Capacity

Chairman Michael discusses the need to verify the system's capacity without Peninsula and ensure a generator backup at Franklin Pierce. Commissioner Andrew suggests moving the Peninsula generator or installing a new generator at Franklin Pierce. He mentions the potential to double the system's holding capacity by connecting Peninsula's water tank.

Chairman Micheal proposes that Andrew draft a project for the generator installation and apply for a grant in the 2026 round. Commissioner Andrew recommends reaching out to Abby at Edgewater to draw up the application for the SRF monies.

Connection Fees and Community Water System Sustainability

A resident questioned the board's decision not to collect a \$10,000 fee for connecting to the community water system. Treasurer Jamie clarifies that the fee applies to new connections, not reconnections. Commissioner Andrew explains the double-edged sword of the \$10,000 fee, which could discourage new customers. Chairman Michael emphasizes the need for fairness in collecting fees and the board's decision to support the community. Commissioner Andrew explains that new members of the water system would pay the same share as existing members.

Chairman Michael attempts to move the meeting forward, but a resident became disruptive, and meeting was adjourned at 6:29