

Pillsbury Lake Village District Monthly Meeting September 8, 2025

Roll Call: Chairman Michael Malecha, Commissioner Susan Lawrence, Treasurer Jamie Dow, Clerk Alison Scott, Christie Holland, Sandy Estep, Georgette Bachleder, Jennifer Buck, Hiede Babb, Barb Howe, John Gallagher and Patty Lott
On Zoom: Commissioner Andrew Pomeroy, Marylou Maraganis

Action Items

- Follow up with the septic system contractor to schedule the return visit and ensure the issue is resolved.
- Reach out to the contractor who previously agreed to do the clubhouse repairs and try to get a response.
- Schedule the heat system repair work with the \$1,354 budget.
- Attend the planning board meeting on October 7th to discuss the potential for residential zoning regulations.
- Explore options for temporary lighting solutions or fundraising to address the street lighting issue.
- Review the budget and see if there are any funds available to address the street lighting issue this year.

Meeting is called to order at

Michael moves to Approval of August Minutes, Andrew seconds and the minutes are approved.

Michael moves to approve the Treasurers report, Susan seconds and the minutes are approved.

Progress on Estimates

Septic -

Septic Company will come back and make sure the system is working properly. There is probably a charge to come out. Michael confirmed that these funds were out of the emergency fund. He asked for approval for up to \$7500 more to continue to repair to get the system operational. \$2,000 has been spent to this point (including \$1200 for pumping). Andrew agrees that \$7500 is a reasonable limit. The commissioners do not need approval for use of the emergency fund. This is solely for public input and transparency. If an entire system is needed, then the district will wait until this can be addressed in a warrant article. All in attendance was in agreement.

Clubhouse repairs

Contractor who was lined up has not been responsive. Several community members are willing to help. Michael will continue to reach out to JAGH. We are always in search of reliable doers to complete the repairs.

Heat System and Mini-Split Solutions

Michael discusses the need for a diagnostic on the heat system and a specific bid from 603 Repair. • The bid to get the furnace up and running is \$1,354. Michael suggests looking into mini-split systems for heating and cooling as a long-term solution. Discussion on the cost-efficiency of mini-splits versus floor units and the potential for significant savings. Chairman Michael makes a motion to move forward with repair, Susan seconds and it is approved.

Generator Installation and Grant Application

Andrew discusses a new grant application from the State Revolving Drinking Water Fund for a generator installation. The application requires signatures from Michael and Susan, and a witness from the board. Discussion on the need to run the entire system off Franklin Pierce to avoid using Peninsula, which has arsenic issues. Andrew mentions the need for engineering from Abby at Edgewater to ensure the system is functioning as expected. Chairman Michael explains that this is what the district is exploring to reduce the cost of running the system going forward. Andrew is submitting a package that does not include a new well. The goal is to run the whole system off of Franklin Pierce with a generator in place to support in the event of a power failure. That would potentially reduce Aquamen visits by half. Michael gives an update that DES has the monies, and everything is moving and we expect it shortly. He gives an explanation in several scenarios.

Street Light Replacement and Funding Challenges

Michael discusses the need for street light replacement and the challenges of funding it. Alison provided an estimate of \$1,426 for spotlights on existing trees, with a timer for control. Discussion on the need for a second estimate. Funding this does not qualify for the Emergency fund. The possibility of raising funds through a fundraiser was discussed. Jamie will look at the clubhouse budget to see if there is any possibility of funding there. Jennifer Buck suggests exploring temporary solutions for Patty, who is affected by the current street light situation.

Residential Zoning and Enforcement

Michael discusses the need for residential zoning to enforce rules and protect the community. The planning board meeting is scheduled for October 7 to discuss the steps needed for zoning enforcement. Discussion on the challenges of enforcing current

rules without enforceable zoning. He emphasizes the importance of creating an enforceable ordinance to address community concerns.

Attendance to Zoom meetings

Treasurer Jamie will be implementing a waiting room for Zoom meetings to verify participants' identities. Please sign in with your real name. Once your identity is verified, you will be welcomed into the meeting. This is to protect the security of meetings after tonight's issue.

Marylou requested that the June minutes be corrected. Michael clarified that the board minutes are not intended for opinions and statements of the community. It is a clear recollection of votes and decisions. He thanked Marylou and the members of SWAG for the positive contributions.

Motion to adjourn by Michael that was seconded and closed.

Public session is closed at 6:04pm and the board moved to nonpublic session. At 6:17pm the board returned from nonpublic session and the meeting was adjourned