

Pillsbury Lake Village District Monthly Meeting
April 16, 2025

Meeting called to order 5:00

Roll Call: Chairman Andrew Pomeroy, Commissioner Michael Malecha, Commissioner Susan Lawrence, Treasurer Jamie Dow, Clerk Alison Scott
Georgette Bachelder, Sandy Estep, Hiedi Babb, John Gallagher, John Maraganis, Ed Lawrence, Russ Lauffer, Jennifer Buck, Patti Lott, Matthew Clark
On Zoom: Dianne Lauffer, Bruce Waite, Claudette Levesque, Barbara Howe, Darlene Flateau, Christie Marston

Village District Meeting Summary

The village district meeting covered several key points. Michael Malice was sworn in as chairperson, and the board discussed term lengths, concluding that Susan's term should be extended to three years. The Treasurer's Report highlighted April billing, noting a \$30,000 outstanding debt and a \$26,500 annual contract with Aquamen for weekly water system visits. The board approved this contract. They also discussed the need for a new generator at Franklin Pierce, with estimates from Granite Solar and potential involvement from a local Kohler representative. Additionally, objectives for the year were outlined, including clubhouse improvements, ADA compliance, and residential zoning laws.

Action Items

- Reach out to Abby from Edgewater to get more detailed information on the past invoices.
- Investigate options to address the bright lighting issue for the neighbor, including shielding, timers, or motion detectors.
- Continue to work on the generator replacement project at Franklin Pierce, including getting bids from local vendors.
- Post the list of objectives and priorities for the year on the PLD website and solicit feedback from the board.
- Schedule the next board meeting for May 7th.

Chairman Andrew swears in Michael Malecha as he was absent to the annual meeting due to illness.

Discussion on electing a chairperson for the new board, with Michael Malice being elected as the chairperson by a vote of 3-0.

Chairman Malecha explains the confusion regarding the term lengths of various positions, noting that some positions were filled on a temporary basis. He suggests that Susan's position should be a three-year term, as originally intended, and that Andrew's position should remain a three-year term. He suggests that resignations can be made at the next annual meeting, and new appointments can be made if no one runs for the positions. Chairman Michael makes a motion to tabling the discussion to investigate the RSAs and figure out how to set up proper transitions for the next year. This motion is seconded by Commissioner Andrew and passes.

Approval of March Minutes.

Chairman Michael makes a motion to accept the March Minutes as taken. With an amendment that says a discussion of terms will be addressed at the May meeting, as vote was made in Michael's absence. This motion is second and passes.

Treasurer's Report

Chairman Michael discusses the Treasurer's Report, noting that Andrew has the detailed information and will review it. Treasurer Jamie discusses the April invoices, mentioning that the loan amounts have increased due to customers leaving the system. There are currently 37 water customers of those 37, 5 are seasonal. She emphasizes the importance of handling billing fairly and mentions the possibility of reimbursing customers if the state funding is approved. There is discussion on the status of outstanding invoices, noting that there are 19 customers in arrears, most have made payment plans. Four 4 homes have liens placed on them due to non-payment.

Treasurer had board sign the MS232's

Chairman Michael raises concerns about Edgewater invoices from 2023 and 2024, questioning the detail and timeliness of the invoices. He explains that Edgewater provides consultancy services, which are necessary due to the complexity of navigating DES regulations. He suggests striking the invoices from the current month's Treasury Report and working with Edgewater to understand the details of the work done.

Treasurer Jamie stresses that it needs to be communicated to Abby that invoices must be presented before year end so they can be paid by year end. These invoices were emailed to a former commissioner, and the treasurer was unaware of them.

Commissioners agree to strike the invoices and initial them after further discussion.

Chairman Michael makes a motion for an action item to reach out to Abby to get detail that supports these invoices. This is seconded and passes

Chairman Andrew makes a motion to pass the Treasurers Report without the first two Edgewater invoices. Second by Michael and passed.

Water System Operation

Chairman Michael discusses the water operating contract with Aquamen, suggesting that the number of monthly visits be reduced to save costs. Chairman Michael discusses the importance of professional water system management and the potential risks of commissioners handling valves and pipes. Commissioner Andrew recommends keeping the contract as it is for the year, with weekly visits and reducing the number of visits once the generator is moved to Franklin Pierce.

Chairman Michael makes a motion to accept the one-year Aquamen contract, for weekly visits at the same rate as last year, understanding that the number of visits may be reduced as needed. Andrew seconds, and it passes.

Grounds Keeping

There is discussion regarding Poulin grounds keeping, noting their responsiveness and partnership. Commissioner Andrew suggests setting parameters for special projects and invoicing timeliness.

Chairman Michael makes a motion to continue the Poulin contract. He will have a conversation to relay needs and concerns. Andrew seconds and it passes.

Lighting Concerns

Patty Lott raises concerns about a new streetlight causing excessive brightness in her home, affecting her privacy and comfort. She suggests taking action to investigate alternatives, such as shielding the light or installing a timer or motion detector.

Chairman Michael will contact Eversource for alternatives and reporting back at the next meeting.

Generator Update

Commissioner Andrew provides an update on the generator project, mentioning a meeting with Granite Solar and the possibility of using a Kohler generator. He notes that Granite Solar will provide an estimate for a 34-kilowatt generator, but the installation fee may be higher due to the non-Generac, generator. Andrew wants to ensure the project is handled efficiently.

Objectives for the Year

Social, Ground and Club House improvements

Including a prioritized list of items and bids for next year

Ensure ADA compliance

Farmer Jeff's Landing

Tree clearing, fence adjustment and dock preparation.

Beaver concern

Attend to trees downed by beavers and floating in the lake

Sport Fields

Baseball infield needs to be re-sanded

Soccer goals repaired

Water System

Generator move

Test the system

Water System funding

Reapply for grant funding?

Communication with State Legislators and Federal Senators

Eliminate fragmentation

Consolidate records to communication

Consumer complaints

Resolve the Department of Justice cases

Clear the air

Innis Loan

Hope it comes together, and loans can be paid off

Collections

Nonpublic to address nonpayment

Working with customers to resolve and establish payment plans

Meter Reading Equipment

Work with Susan to resolve equipment issues and direction.

Email push communications

Find help to make it work

Residential zoning

Webster does not have any residential zoning laws

Work with zoning board

Next meeting is set for May 7, 2025, at 5:00

Meeting adjourns to a non-public session at 6:26

Return from non-public session 6:47 and meeting is adjourned.