

## **PLVD Monthly Meeting Minutes 1/6/2025**

Attendance: Acting Chairman Michael Melacha, Commissioner Susan Lawrence, Commissioner Andrew Pomeroy, Treasurer Jamie Dow, Clerk Alison Scott, Georgette Bachelder, Sandy Estep, Jennifer Buck, and Heidi Babb  
On Zoom: Donna Kenny, Marylou Maraganis and Christie Marston

### **Note**

The meeting covered the approval of December minutes, January invoices, and the inclusion of a \$335 snow removal bill from Tim Lorden. Discussions included the need to dissolve the water line maintenance fund and establish a new water system fund. The clubhouse's ADA compliance and necessary repairs, such as replacing doors and adding lights, were addressed. Concerns about high water bills and potential leaks were raised. The group discussed increasing rental fees for the clubhouse to \$100 for locals and \$200 for others. The importance of community events and volunteer engagement was emphasized.

### **Action items**

- Find a firm to conduct an ADA audit of the clubhouse property.
- Contact Russ Tatro to find out who the town uses to remove problem beavers.
- Follow up with Andrew to get Aquaman to check on the water usage at both the clubhouse and Heidi Babb's place.
- Update the website with the new rental rates of \$100 for locals and \$200 for outsiders.
- Provide an update on the financial status of the community events and any additional funding needs.

The meeting was called to order at 5:00 pm

Chairman Michael made a motion to approve the December Meeting minutes, Commissioner Susan seconded, and the motion passed.

### **Treasurer Report**

Treasurer Jamie provided the Treasurer report with bank balances and invoices to be paid. Michael inquires about the removal of a brush pile and trees from the lower lot, and Treasurer discusses the inclusion of the brush pile removal in the 2025 budget since the work was not completed in the last fiscal year. Jamie mentions the need to dissolve the water line maintenance capital reserve fund and establish a new water system capital reserve fund.

Michael makes a motion to approve the treasurer's report, second by Susan and passes.

## **Clubhouse Improvements and ADA Compliance**

Sandy lists necessary clubhouse repairs: replacing the front door, fixing the back slider, and adding lights and conducting an ADA audit to identify necessary improvements and ensure compliance. Michael takes an action item to find someone who can conduct an ADA audit privately.

There is no movement on the Beaver activity situation. Michael will contact Russ Tatro to see how the town might address such a situation.

## **Water System and Community Well Concerns**

Treasurer Jamie confirms that Aquamen has already checked the clubhouse for leaks and found none. Will continue to follow up with Aquamen on Heidi's water usage.

## **Communication with State and Legislative Process**

Chairman Michael updates the group on communication with Dan Innis regarding the DES loan and grant process. He explains the need for an update on the legislative process to ensure the DES does not call foul. He mentions the next steps in the legislative process, including writing and publishing the bill. He emphasizes the importance of keeping the pedal down and informing the group as things progress. Michael has requested a legislative calendar for those processes so he may keep everyone updated at the monthly meetings.

## **Public Meeting and Non-Public Session**

Treasurer Jamie confirms that the next meeting scheduled for 1/27/2025 will be a working session for budget development and will not be on Zoom. The community is welcome to attend but the meeting will not be open to public input.

Chairman Michael addresses a public item requested by Mary Lou regarding Upton Hatfield's involvement with the DOJ complaints. He explains the legal standing and clarification needed from the DOJ to ensure proper collection of funds. Upton Hatfields office confirmed that the Board should continue to proceed with collections. That firm was not brought into any other discussions.

## **Clubhouse Profitability and Future Plans**

Sandy Estep discusses the current profitability of the clubhouse and the need for additional funds for improvements. She lists potential improvements: adding more to summer events for kids, providing play equipment, and fixing a clubhouse wall. Commissioner Andrew and Sandy discuss the possibility of increasing rent for the building to generate more funds.

Chairman Michal moves to increase the rent for the building, to \$100 for Webster/PLVD residents and \$200 for others. Motion is seconded and the motion is approved.

Commissioner Susan makes a motion to move to the Non-public session, motion is seconded and is moved at 5:35pm

At 6:28 the board returns from non-public session and Commissioner Andrew makes a motion to adjourn the meeting at 6:29. Meeting is adjourned.