

Eastfield Crossing Association
Board Meeting Minutes
December 19, 2016

Meeting Topic: ECA regular Board meeting. Discussion of topics on agenda.

Location: Community House, Swanzey, NH

Attendees: Tim Joyal, Susan Menees, Susan and Ed Kaufmann, Jeff and Lauri Gilbert, Kevin and Mary Westcott, Pat Klitch, Jacob Lane, Deb and Ken McGee, Kathy and Harry Hart.

Meeting called to order and presided over by Tim Joyal, Board President at 7:00 pm

Review of November 21, 2016 Board minutes: Reviewed by Tim to all attendees. Motion made to accept minutes with exception by Susan Menees, Treasurer to replace the word audit with financial review in Treasurer's update. Motion seconded by Susan Kaufmann.

New Business Discussed:

Water testing update given by Ed Kaufmann. All 10 homeowner samples were picked up by Robert Riendeau. Could be a month or two to get results back. Ed will follow-up with an email to Robert on results. Hopefully, the results will be available for the annual meeting. Ed corrected numbers on water readings as reported in previous board meeting. The numbers should have been in thousands not hundreds. The numbers have been corrected. Water usage this year to date has been 7,500 - 8,500 gallons per day, not 750-850 gallons per day. The numbers are approximately the same as last year. The tank in the pump house is 2800 gallons. The two storage tanks located on top of hill by the pump house are 10,100 and 12,500 gallons. The wellhead replenishes 42 gallons per minute. Noted drip drainage pipe on right side of pump house is frozen and water is coming out of the top of the pipe instead of the bottom, and water is dripping down side of building. Note to be sent to Dan Waterman on pipe dripping on outside of house about this being a problem for the system. Ed also suggested that sheathing is needed to protect side of pump house from deterioration. The Board received an email from a homeowner that had concerns on gallons used numbers hundreds versus thousands in 11/21/16 board meeting. He has been notified of corrected numbers.

Septic System: Review given by Susan Kaufmann. Questions and concerns were discussed by homeowners regarding age of system which is 20 years old. Is there more maintenance or replacements that ECA can do to be proactive in maintaining system? Earlier conversation during tank pumping in October with Stone Septic was reiterated that a camera with lights can be put into the tanks to see how tanks look on inside. Suggestion made to get estimates of evaluating each septic tank with camera from septic company. Further discussion on looking at health of system. What else needs to be looked at and how can we prepare for future septic tank failure? Discussed monies in reserve. Question on how often is pro pump put into tanks? Each time a primary tank is pumped it is applied per Stone Septic previous discussion.

Question brought up by homeowners on what happens if assessment happens in event of septic failure. How would ECA pay for it. Estimate from Stone Septic on approximate cost of replacement of a septic system broken down by section of system and cost of camera exploration would be requested and reviewed at January board meeting.

Treasurer Update: Susan Menees reported that the Board will be working on the budget for 2017 with Rick Renzelman and contacting Don Skiba past Treasurer on how previous budgets were done.

ACC Review: Brush clean up completed on Barden Circle. Susan Menees volunteered her truck and 4 trips were made to the Swanzey recycle center on just one pile. In the interest of time, the second pile which would have been at least been another 4 trips and another volunteer weekend was picked by McClure landscaping at a cost of \$100 to ECA. Saplings need trimmed every year over and around septic areas. Discussion on how the same people are helping with clean ups each time and the unfairness of this considering that there are 45 homes in the community. Noted by homeowners that there has been some illegal dumping of brush recently on Bellview. All personal yard trimmings need to be taken to Swanzey recycle center. Suggestion made that in Spring have professional services collect individual homeowners branches if brought to street. Will be continued in further discussion, and monies put in 2017 budget and voted on for using professional services to have areas of common land cleaned for Spring cleanup and as needed in the future.

Homeowner noted that dog waste has been noted throughout the community again. Wants all dog owners reminded of common courtesy, health, well water and unsightliness of dog waste along the road ways.

Results of survey on Article 10 - section H. Homeowner notified board that they did not receive survey in mail prior to meeting. Survey was emailed to homeowner. Only received 13 responses back. Survey responses: A. Fully enforce rules as wording stands - 4; B. Board permission on case by case basis with the power to revoke at any time - 4; C. Place restrictions on size and type of vehicles - 6. One person marked both B and C. One person marked A and C. One person marked none of them.

General discussion of Board and attendees:

Drafting a letter to realtors to remind all prospective new homeowners that this community has a HOA. Copy can be found on Eastfield Crossing website. Noted that some new homeowners say that they did not receive copy of ECA green book on purchase of home. Drafting of acknowledgement sheet for all existing homeowners to sign that they have copy of this book to be placed in ECA files.

Insurance company question by homeowner on does Clark Mortenson the ECA insurance agency shop best price for ECA insurance each year? Will be evaluated by Board.

Discussion on how to encourage more homeowners to come to 2017 Annual ECA Board Meeting. Suggestions - food and beverage, post up at mailbox, separate mailings of reminder.

Next Board meeting: January 16, 2017 at 7:00 pm

Annual board meeting will be held 2/13/2017 - Tim to contact Community house for availability.

Motion made to adjourn meeting at 8:30 - seconded by Susan Menees.

Board went into Executive Session.

