

**Eastfield Crossing Association
Board Meeting Minutes
Monday, March 20, 2017, 7:00pm
Swanzy Community House**

Attendees: Tim Joyal, Lauri and Jeff Gilbert, Susan Menees, Kathy Hart, Kevin Westcott, Ed and Susan Kaufmann

Meeting Called To Order: At 7:00 pm the ECA Board meeting was called to order and presided over by Tim Joyal, President. Everyone introduced themselves. Minutes kept by Susan K., Secretary.

February Annual Meeting Minutes Review: Motion made to correct the name of the homeowner who has volunteered to shop electric prices from Carolyn to Deb McGee. Seconded by Susan M.

New Business and General Discussion Follows:

Water and Sewer Updates:

Pump house updates provided by Ed Kaufmann. The outside drain pipe continues to freeze and thaw with the cold weather backing up water and creating moisture in the pump house. Discussion on doing something to prevent this before the next winter. Could potentially lead to mold problem. There is no roof vent. A spot of a possible leak noted along edge of roof line. Tim asked if the time has come to get bids to correct the freezing problem. Ed recommended talking to Dan Waterman on his suggestions and will be in touch with him. Will need to replace some snow plow reflectors for next winter.

The Department of Environmental Services 2017 Consumer Confidence Report which is a compilation of the ECA water testing from 2016 will be completed by Robert Riendeau, and sent out to all homeowners in June 2017. The ECA has received an invite to the 2017 Drinking Water Source Protection Conference from NHDES to discuss drinking water source protection topics in Concord on May 18th. The cost of this all day conference is \$60. Among the many topics included will be the status of the state of New Hampshire drought and efforts to manage its impact. Discussion on if this conference information is something that would benefit the ECA was put to attendees. A motion was made to spend the \$60 to send Ed who will share the information with the community. All attendees were in favor and the motion was seconded.

Discuss on the equipment repair costs and actions for the pump house that Dan Waterman provided and was sent to all homeowners. Decision made by all attendees to look at other items that need prioritized regarding the pump house and the septic systems. Decision to not take any immediate action and review again at April board meeting.

Brian Stone of Stone Septic and Dale Freihofer of Freihofer Septic Design attended the Board meeting and each reviewed how they would evaluate the health of the ECA septic systems. Dale will be sending a sample report of the information that he provides to a customer after he evaluates a septic system. This sample report will be provided to homeowners to review. (This is only a sample report – not an actual report). There will be 2 other additional quotes/bids for septic tank inspections obtained.

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A discussion on the value of having the health of the septic system evaluated which would include all the tanks and leech fields was reviewed by attendees. All agreed that information will be provided to all homeowners to help with the decision on how/when to move forward on this inspection.

Treasurer Updates:

Updates were provided by Susan M. on the January, February and March to date payables.

Outstanding quarterly ECA dues is \$2300. Tim and Susan will be follow-up on the outstanding ECA dues over the next 30 days. An update will be at the April Board meeting.

Information has been turned into Anderson and Gilbert for the 2016 tax year.

Interest rates at other banks for CD's and savings accounts have been looked at and are within .5% to 1% of Walpole Savings Bank. ECA checking and savings to remain at Walpole Savings Bank.

Copies of Eversource electric bills to be given to Deb McGee for rate shopping comparison.

ACC Review:

The ECA Board was contacted by Steven Morin of 103 Richmond Rd regarding debris being dumped on his property. Tim and Sue M met with Mr. Morin on Saturday, March 11th to walk the common property lines. The amount of common land between the two properties is very narrow. Barbwire had been cut and debris were noted on Mr. Morin's property. Mr. Morin reported that he has had discussions with homeowners in the past.

The following statement was noted and reviewed in archive notes to - "remember that the "common land" is not a dumping area for property owners yard clean-up. However, broken branches may be dragged deeply into the woods well beyond street view, mowed common areas and trails. Please note the natural areas of Bellview Drive are not suitable sites for dumping of brush and grass clippings unless placed well beyond street view. "

The above statement may have caused some confusion. Per the By-Law – Article X, Section N, Page 17 – "No portion of the Community shall be used or maintained as a dumping ground for rubbish. Trash, garbage and the like shall not be kept except in sanitary containers. All equipment for the storage and disposal of the same shall be kept in clean and sanitary condition." Based on this ECA By-Law, it is not okay to put trash or yard debris on common land. Worse even is to put this beyond the ECA property boundaries.

Mr. Morin was very appreciative that the ECA was open and investigated his complaint. We need to walk around our boundaries to make sure that we are not intruding on other peoples property. The Spring clean-up will include picking up debris from Mr. Morin's property. A community walk through to take place on March 26 at 9:00 am with the Board members will start at the pump house road. All homeowners are encouraged to join to help evaluate the needs for a Spring clean-up throughout the

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entire community. Depending upon the scope of the community clean up, it will then be decided if we have sufficient volunteers for this clean up, or if outside professional services will need to be utilized. The findings will be reviewed and the next steps discussed at the April Board meeting on the 17th. A tentative clean up weekend will be the first weekend in May.

Article 10 – General Restrictions, Section H – Page 15 discussion. A homeowner expressed concern that not enough discussion was held at the Annual meeting on the use of Gross Vehicle Weight to determine what commercial vehicle means. A definition of commercial vehicles had been voted upon at that Boarding meeting, and it was decided to keep and enforce the By-law as written. It was decided not to define a commercial vehicle by GVW.

The tracks from a ATV was noted on the pump house road heading in toward the river. No one was seen. Based on these findings, a decision was made to place a lock on the pump house gate to minimize ease of access and protect our water system. Motion was made to spend the money to obtain the lock and was seconded and approved by attendees. The water system team members and pump house service providers will be issued a key.

Set up ECA Business Account with rewards at Hamshaw Lumber to be done by Tim Joyal.

Discussion on the maintenance of the mowing of common grounds and trails. Further discussion at April Board meeting on the use of professional services if there is insufficient volunteers. Front of community grounds to continue to be done by Mr. Hart per Kathy Hart.

All homeowner obligations to apply for changes to exterior lots are up to date at this time.

Discussion on the filling of swimming pools and outside water usage (lawns, power washing) and the effect on water levels was reviewed. There are no By-Laws that address this topic. However, all homeowners should be aware of drought conditions and water conservation. More information to follow.

Discussion on the insurance policy for ECA given by Susan K. The number of houses was updated from 20 to 45. It was discovered during review that this needed to be done. This necessary update brings our policy in compliance with ratings for the size of our community. This will increase our yearly premium by \$263.00.

The website will have some changes coming soon with the help of Don Skiba.

Susan Kaufmann will be visiting the homeowners who have not yet signed the signature sheet that acknowledges that everyone has a copy of the CC&R book for the ECA records in April.

The use of Facebook for ECA communications was brought up by a homeowner to the Board. Discussion among attendees agreed not to utilize Facebook.

Pump house bids for painting will be obtained by Tim.

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A letter of concern regarding the chip sealing that has been put on the road that has spread to lawns was sent by Tim to the Town of Swanzey.

Fire hydrant adapter concerns for Barden Circle. No update from the fire department as of this date. Tim has had no response to his letter of concerns. Kathy Hart stated she will send a letter as a concerned homeowner.

A community yard sale will be held on 6/24/17. Jessica Joyal is in charge of details. More information to be forthcoming.

Homeowner Concerns: No new concerns from attendees.

Next Board meeting to be held on April 17th at 7:00pm at the Swanzey Community Center.

Motion made to adjourn by Tim. Motion seconded by all. Meeting adjourned at 9:33 pm.