

**Eastfield Crossing Association
Board Meeting Minutes
Monday, April 17, 2017 – 7:00 pm
Swanzey Community House**

Attendees: Tim Joyal, Larry Bradish, Jeff Gilbert, Deb and Ken McGee, Dan White, Susan Menees, Ed and Sue Kaufmann, Brett Ouellette, Jack Woonton, Kevin Westcott, Douglas Smith, Don Skiba

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.

March Board Meeting Minutes Review: By Tim Joyal. Motion made to approve minutes with comments addressed at end. Attendee had question on a lock being placed on the pump house road gate and commercial vehicles. Decision made on these two topics at previous Board meetings and reason for each were reviewed.

New Business and General Discussion and Updates:

Water and Sewer Updates:

Septic updated provided by Susan K. on where inspection bids are at this time. We have received 2 – the other 2 should be received within a week. The septic system behind 70 Bellview Drive continues to have an odor even after charcoal filter was put in last year. Approximate cost of inspections for all 5 systems is based on the 2 bids received to date - approximate totals are from \$3150 up to \$4181. Some septic tanks are due for pumping as needed in May. Further discussion on the inspection of tanks will be at the May Board meeting.

Pump house updates: Recommendation on how to prevent freezing of pump house pipe estimate received from Dan Waterman was reviewed. Cost would be \$915. Further discussion on this will take place at August Board meeting.

Permit to operate application for the well water from Department of Environmental Services for fiscal year 2017-2018 was signed by Tim – President and given to Sue M, Treasurer. Cost of application is \$300 per year. New permit will be posted at the pump house and the bulletin board when received.

Well house repairs and maintainence. The ECA has obtained 3 bids for trim repair and painting of the pump house which includes the enclosure around the mailboxes. \$1500, \$1525 and \$1850. Attendees agreed on the need to make these repairs. Review done on each of the bids and discussion among the attendees on differences in cost. Motion made to accept the bid of \$1850. Second motion made and accepted, voted in favor.

Water restrictions. ECA By-law addition for conserving water discussed. Nothing is written in the current By-Laws on water conservation. The Board can only follow what is written in the By-laws. Opened for discussion to attendees. The Board has no authority to put neighbor against neighbor or tell someone they are using too much water in the Summer. Everyone should be aware of drought conditions and environmental rainfalls and act responsibly.

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Discussion on the filling of neighborhood pools and the impact on the ECA well water system if each filled individually. Possibly of bringing in a truck and splitting the cost of initial filling of all pools was suggested. Tim asked for volunteer from community to investigate, coordinate and communicate with the community on the cost. Deb McGee volunteered.

Review of electricity savings for ECA by utilizing another provider is under review by Deb McGee. More information will be provided at the May Board meeting.

The By-Law signature sheet is almost completed by Susan K. There are 10 more homeowners to contact. Final report will be at the May Board meeting.

Treasurer Update: From Susan M. Some homeowners have not paid last quarter HOA dues. Current quarter due May 1. A couple of homeowners are greater than one quarter behind, and did receive letters to remind them need to be brought current. Reminder to pay in a timely manner and fill checks out correctly with current date, amount and signature. Interest is being charged on delinquent dues. The amount outstanding on dues was \$2300 as of the March Board meeting. The ECA has received between \$700-\$1,000 on those outstanding dues.

We have paid out \$747 in electric bills, \$877 yearly premium was paid for the insurance for Directors and Officers to cover Board liability. Other payables were one snow plow, the meeting house, water monitoring and Ecoli testing. A total of \$2,011.34 was paid out since March Board meeting

The completing of the registration of 4 commercial vehicles allowed to stay in community will be done with a record of whose lot and vehicles has been allowed. The definition of commercial vehicles has been discussed at previous Board meetings.

Neighboring boundary line issue with Mr Morin who reached out to the ECA community. C&C Maintenance has been contracted to come in on 4/27 rain or shine to clean up debris of various items that is on common land and Mr. Morin's property line. There were 3 bids obtain for this job. The cost is \$1,000. A volunteer call was put out initially, and there was minimal volunteers who came forward.

All of the Barden Circle community boundary as well as all the Bellview Drive community property was walked and evaluated for dumping by the Board members and ACC member Jeff. Moving forward along the right of the fire road and mailboxes is common property which will be cleaned up. Multiple piles of debris both new and old, along with tree forts were noted in this area.

Discussion on how to handle continued debris dumping violations on common property throughout the community, and the cost incurred by the ECA to clean up these violations. Several homeowners have contacted the Board on whether the ECA could have a designated area of dumping on common property. Discussion on how a designated site on community property would be maintained. A suggestion was made to bring in a dumpster for everyone to pile yard debris in once a year. Mentioned that the recycle center in Swanzey is available for this and properly maintains their piles. If debris are

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brought to the dumpster then why can't they just be taken to recycle center. This remains an open issue on a convenient location in the community and if it would be utilized. Please contact a ECA Board member if an abutting homeowner contacts anyone on debris on their property, so that concerns can be addressed with respect. At this time, the two most important areas of clean up is the Morin property and to the right of the mailboxes.

A large tree has fallen on the trail along the river bank. Jack Wooten has volunteered to cut and stack the wood off to the side of the trail along with his son.

Dates discussed on Spring dates for common land property. No dates set.

There has been no response to the last communication on the chip paving of the road.

The ECA website (eastfieldcrossing.org - password: pleaseallowmein) has all the information listed in the By-laws for any changes in lots under the ACC.

Discussion on changing and the creation of a new website with the assistance of a Keene State College computer student. It was agreed that this was a good idea to speak with the college. College will be contacted by Susan K.

Fire hydrant concern. We have not heard back from the Swanzey fire department regarding the adapter needed for Barden Circle.

June 24 is going to be the community yard sale run by Jessica Joyal.

Opportunity for any concerns of the attendees to discuss. There was none.

Next Board meeting will be held on Monday, May 15th at 7:00 pm at the Swanzey Community Center.

Motion made to adjourn by Tim. Motion seconded. Meeting adjourned at 9:20 pm.

Executive session commenced at 9:30 pm for discussion on ECA dues. Session ended at 9:40 pm