

**Eastfield Crossing Association
Board Meeting Minutes
Monday, May 15, 2017 – 7:00 pm
Swanzey Community House**

Attendees: Tim Joyal, Susan Menees, Jeff Gilbert, 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. Minutes kept by Susan K., Secretary.

April Board Meeting Minutes Review: Motion made to approve minutes with no changes and seconded for approval.

New Business, General Discussion and Updates:

Guest speak Robert Riendeau who monitors the ECA well water discussed the company Granite State Rural Water Association and the services they provide. Robert is suggesting that we use this company to map the water valves located in the street for each house. Further discussion by the Board in June after review. The website for Granite State is www.granitestatewater.org.

Well House: Update by Ed Kaufmann. The gate for the pump house road will be kept locked. Keys will be given out by Ed after discussion with the Board to those people that have a need to bring a vehicle down this road. Effective May 20, 2017 the gate will be kept locked. Recent dumping of yard debris along this road has been noted and required C&C maintenance to add to their list of community clean up areas. Additional expense added to community clean up. Recent maintenance of some of the equipment in the pump house was completed in April by Dan Waterman at a cost of \$1,000.

The Consumer confidence report coming out July 1, 2017.

Water readings reviewed for 2016-2017 comparison. (See information at end of minutes). Question asked of Robert on whether or not there is a 3rd water storage tank on the property as documented on all DES paperwork. No records of a third drinking water tank could be found on ECA property. Robert Riendeau says he does not know where there is a 3rd drinking water storage tank. He was only told by a previous President. Further investigation will be done and corrected as needed. The fire house road tank of 10,000 gallons is not drinkable water.

Septic System: Update by Susan Kaufmann. The pumping and inspections of the septic system will start the week of May 15th. Dale Freihofer will do the inspections along with Brian Stone from Stone Septic. Septic #1 will be the first system inspected as there has been an odor around this tank. Reports on each system will be shared with the community as they become available.

Treasurer Update: By Susan Menees. There continues to be outstanding dues by homeowners. Reminder letters have been sent to some and others will be receiving them. Further action will be taken as per the By-Laws for those homeowners that do not make contact to discuss bringing their account up to date. Outstanding dues place a burden on the financial resources to pay regular monthly bills along with updates to the community resources.

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Architectural Control Committee: Updated by Jeff Gilbert. The clean up of the ECA boundary and Mr. Morin has been resolved. Homeowners along this common border will monitor as well as the ACC.

Reminder that all ACC projects must have start and end time noted on the plan submitted and have Board approval before beginning project. All projects will be reviewed on a timely basis.

As the cost of cleaning up illegal community land dumping by homeowners continues discussion of an assessment to cover these costs was reviewed. A review of the By-Laws was done on common expense versus special assessment for the cost of ECA common land. Discussion on how to handle homeowners that continue to dump yard debris on common land. Cost of what is being spent on cleaning things up. To date it is over \$3,000. At this time, there is scheduled a third common property clean up. Could possibly lead to an increase in yearly dues if ECA money continues to be necessitated to clean up the misuse and negligence of some homeowners on common property.

The pump house and mailboxes have been contracted to be painted this Spring. Date to be announced.

Time for yearly common property lawn mowing. Request for volunteers to do mowing common areas will be sent to community. Without volunteers, ECA will have to hire commercial mowers. The Hart family has already volunteered to mow the entrance road of the ECA.

The ECA website has reached out to Keene State College to assist us in setting up a new website. This is a process that involves some time and finding a student. As this continues, more information will be forthcoming.

Community dogs. More complaints have been received. Please keep all dogs on a leash when walking and clean up their business. Dogs have no business doing their business on common property or someones lawn. The Town of Swanzey has laws on controlling your dog.

The ECA yard sale is on schedule for Saturday, June 24th from 8:00 to 2:00 and is being run by Jessica Joyal. Please contact her thru Tim if you have any questions.

The next Board meeting is Monday, June 19th at 7:00 pm at the Swanzey Community House. All homeowners are strongly encouraged to attend so we can all work together to make this a harmonious community to live in.

Motion made to adjourn by Tim. Motion seconded. Meeting adjourned at 8:58 pm.

ECA Water System Facts & Figures

- Water System Source 2 wells.
- Location, 690'- 840' north & west of the pump house.
- Depth approximately 18-20 feet.
- Storage Tanks consists of: one 10,000 gallons & one 12,000 gals. (under ground)
- Additional 2,800 gals. tank under pressure, located in the pump house.
- Wells Recovery Rate approximately 42 gallons per minute (under ideal conditions)
- **Total capacity 24,800 Gals.**

Historical Measured Usage

- 2017 Qtr. 1 Average usage 7,000 Gal. per day.
- 2016 Qtr. 2 Average usage 8,500 Gal. per day.
(Note: only 1 month of readings)
- 2016 Qtr. 3 Average usage 12,000 Gal. per day.
(Note: 16,000 Gal. highest usage a single day)
- 2016 Qtr. 4 Average usage 11,000 Gal. per day.
- **System capacity estimated recovery time 10 hours**

Summertime Estimated Additional Demand

Pools

- 7,600 GL. approx. fill a 48" wall 18' round / 52" wall 8,600 GL.
- 9,100 GL. approx. fill a 48" wall 21' round / 52" wall 10,400 GL.
- 11,900 GL. approx. fill a 48" wall 24' round/ 52 wall 13,600 GL.

Lawn Watering

- 1" of lawn watering delivers 6-8" of penetration into the soil.
(normal conditions)
- 1" delivers 620 gals. per 1,000 square feet.
- 1,240 GL. est. usage for 2,000 Sq. foot of watering.

Pools water data source Backyard City Pools

Lawn watering data source Lowe's

Summary/Recommendations

- Pool water to be trucked in by homeowners.
- Back washing/flushing of filters to be performed midweek, or off peak usage days (avoid weekends).
- Sprinkler systems to be set to every other day cycles.
- No sprinklers left on during rainy periods (utilize manual shut off).
- Hose lawn watering to be kept to a minimum and only apply to 1" depth.
- Water usage meters to be monitored by ECA homeowners and directed by DES pending drought conditions. **TBA**
- Recommend daily water measurements during Qtr 3.