

**Eastfield Crossing Association**  
**Board Meeting Minutes**  
**Monday, June 19, 2017 – 7:00 pm**  
**Swanzey Community House**

**Attendees:** Ed Kaufmann, Susan Menees, Tim Joyal, Laurie Bergmann, John Symonds, Don Skiba, Carolyn Noah, Jeff Swenson, Aaron Dolezny, Jeff Gilbert, Kathy and Harry Hart, Kevin Westcott, Doug Smith, John St. Jean

**Guests:** Dale Freihofer of Freihofer Septic Design, Brian Stone of Stone's Septic Service

**Meeting Called to Order:** Tim Joyal, ECA president, opened the meeting at 7pm – welcomes all. Minutes taken by Susan Menees, ECA treasurer.

Tim thanks Ed and Sue Kaufmann for their work on the septic issues.

**Septic System Review:** Dale Freihofer and Brian Stone were invited to review the data from the septic inspections– Dale discusses the results. [See full report from Dale Freihofer]

**Cluster A**

Start with center of Bellview behind Woonton's. D boxes (explained D box – Distributes fluids to the lateral lines to field of stones sitting 2-2.5 feet below ground.) D box is filling up with sand. Signs of some flooding. Liquid has gone to top above lateral lines. Other D box there has more signs of flooding. Dead bacteria, not clearing up effluent. Failing field. Recommendations listed in Cluster A report (p. 4) 8 homes on that cluster.

**Cluster B**

D box looks like it was broken when installed. Not working Splitter box was full of sand. Nothing was going to one field. Needs to be cleaned. Pump is not working – electrician needs to fix the pump. Electrical box is compromised (behind 50 & 70 Bellview).

Other field (South) does have fluids in it and is taking all the load from the field not working. Indication of sludge in D box. The sludge infiltrated the dirt. Right now, fine, but has flooded a few times. Splitter box that feeds the field has sludge on it. They are draining, but lots of sludge.

Kathy Hart asked if there is any way to know if it's pumped enough or emptied. Dale said yes. Brian has talked about filters to prevent sludge in the fields, but he doesn't think this is the cause. He thinks the fields are just old (~30 yrs). Previous company may have left stuff in the tanks.

Don Skiba spoke about the history with Monadnock Septic. The company after had clean up a mess from Monadnock Septic. They had to do a lot of pumping. Ed reiterated the need to pump more.

Brian – There are 12 homes on Barden Circle. Takes 3 hours to clean. Aaron Dolezny asked: How many times a year? Brian replied- Barden 3 times, others 2 times. To keep them clean, need to pump more often. Two access ports, two trucks, still takes 3 hours on Barden.

Jeff Gilbert – If pump were fixed would the field last longer? Dale – yes, it may help take the strain off the field. Brian – What about equalizers on the D boxes? Dale – why bother, just make sure level.

Cluster C – (behind 88 Bellview) has a couple of blanks gone. A cracked splitter box. Has been fixed before. Really close to the house there as well. Recommends fixing. Pump fired when he was looking.

## June Board Minutes

6-19-17

Page 2

Should have a down flow, but does not? One is taking a heavy load, the other is less. Need to even out the load. Not level, not installed correctly. Some settling on splitter boxes, ground has dropped. Fluid has to go uphill now in order to go out, so they don't drain. May freeze in winter. North field is similar. Checked all 5 fields 20 D boxes. A tree growing over a D box. Had to cut the root with a chainsaw. Behind Wilder's house. Pieces of the D box everywhere. The roots have taken over and destroyed the D box. So the D box needs to be replaced very soon. Not working.

Cluster E – on Barden Circle.

In amongst the trees are the D boxes. Flooding going on there. Can see roots coming into the pipes. Nothing can go down the pipes (PVC) if the roots grow into them. A splitter box that was surrounded by roots (full of roots) – has been cleaned out. One splitter box does have a down spout and is done correctly. Solids have made it into the stones. Black down to the bottom of the hole. Starting to fail. Sludge going down and starting to fill it up. Soon nothing will go through that system.

Inside tank the controller has to be replaced. The valves are metal and corroded. All will have to be replaced. Behind 70 Bellview. Metal valves should be PVC. Sludge on the top of a tank, means that it has filled up at one point.

Question asked: What are the tanks like? Tanks are in pretty good condition. Some have PVC baffles, some have concrete baffles with a little air vent and these have gotten clogged up. Should be maintained. May be what is causing the odor behind 70 Bellview. If baffle is short (they hold the solids back), then the solids will go up and over and cause problems. Require digging down as the tanks are deep. Brian – tank with smell (70 Bellview) only has one access port, should have two.

How do we want to mark the tanks (inlet/outlet)? Not determined yet.

Dale – doesn't want to bore us. Tim – we need to talk about solutions and a plan to fix them. Dale – no simple solution. More like options.

Ed had a list of questions to be reviewed with Dale.

Kathy asked – are there priorities? Dale – they've not failed yet, can keep going. But their life is short. Fix failing ones soon.

1.Repairs that need to get done

2.Optional repairs

3.Improvements

4.Recovery options

Chemical treatment – Dale's band-aid solution. Material costs \$5500-\$8200 for chemicals. \$425/year to maintain. A year or two max. Dale's wife asked - is that per field or cluster? Answer – It is per cluster. Dale – only talking about doing this for 1 or 2 not all. Brian – suggest put 4 or 5 vents per field. Put two outlets. Dale thinks we're past that on Barden Circle and Bellview (Behind Bernie Ellis' House). Dale is not proposing we do that right now.

Soil-Air treatment is what Dale is proposing. Air is important to the system. There's a pump that you attach to the field and push air into the field. Runs all the time until the pump turns on. Putting cleaner effluent out will help the field. Company that sells it will rent the machine for \$2500/month. Company

## June Board Minutes

6-19-17

Page 3

suggests doing some research on this, visit sites with these systems.

Dale – finished investigating, but now working on what we want to do about it. Board has moved to fix some necessary broken items.

Kathy – what is the cost of replacing a field? Can be \$100,000 of thousands. Brian suggests, get a quote. More than \$100,000, possibly \$200,000 for Barden Circle. It's possible to create a new field instead of replacing the old field. Would be looked at in the quote. Rules are, if it is coming out of the ground, it is failed. You may have to pump frequently. State will require fix or shut down. Would have to pump 2-3 weeks to keep up. Don said – 2-3 days when the pumps were gone.

1) Barden Circle

2) Cluster A (Behind Bernie's)

Roots only in one splitter box. Not all on Barden. Dale recommends camera to see if you can tell if there is compromising the pipes/field. Ed – What is the standard for growth on a leach field. Dale – should only have grass/ bark mulch. Grass is better, holds field in place. Trees should be more than 20 feet away. Roots 40 feet away were in D box. State says if closer than 10 feet, have to increase stones.

John Symonds, Laurie Bergmann and Kathy and Harry Hart are concerned about removing trees on the leach field. Concerned about removal of trees and changing the view of Bellview Drive. Residents are concerned about the property lines. Tim – Dale, are the leach fields on common land or property. [When were property lines changed on inner Barden? Where are exact lines of leach fields? The markers are on the corners of the fields on Barden.

Tim – as a community, we need to look at everything on Barden. Tim was trying to avoid surveying due to costs. Asks Dale – can we do 15 ft and not 20 [this is related to the distances recommended that trees be from a leach field]? Can keep the tree, but is it on the septic. Tim reassured homeowners that we knew this was coming, we will get through it calmly.

Dale – he will make a list of priorities and options for us. Tim – we are working toward an end goal, we will not be there in 30, 60 or 90 days, but we will get there.

Tim asked if we had questions on other stuff.

### **Septic Project report – Ed Kaufmann**

Ed – report on septic project. Known costs as of \$8350. \$4000 Freihofer's Septic Design, \$1500 D box, \$2450 Electrical box. \$1000 leach field view boxes. Down payment has gone out on electrical box. Unconfirmed costs of tree removal (3 quotes were received). Taking a tree down by broken electrical box. Take down tree encroaching leach field. Trim up 3 lamp poles. Quotes \$6600 low (take everything off premises), \$7300 high. Some more trees on Bellview that may need to come down but not included in costs. John, one pine behind 70 Bellview. 2 small trees on Coyote trail by D box, light poles. To take down to stump on Barden, two quotes are chipped and hauled away. One did not quote haul away, but he was high bidder. Laurie Bergmann asked - With tree removal, was there talk of bring in fill to cover roots? Ed- no, just removal. Lots of exposed roots.

**Treasurer's report** – Susan Menees

First, a reminder to pay your dues on time. With the costs of upkeep and repairs, everyone needs to make their payments and make them on time. It's no different than your electric bill, your car payment, or your mortgage payment.

Second, look for your next dues invoice to go out on July 1st with an August 1st due date. You may put your dues check in the ECA box outside my house (70 Bellview) or mail it to ECA at 3 Bellview Drive.

As of today, we have 4 homeowners with outstanding dues totaling \$1868.58. Two of these homeowners are behind one quarter. The other two have been behind in their dues for much longer and have, subsequently, had liens recently placed on their properties with the Register of Deeds.

That's the income part. As of our May 31st bank statement, we had \$15,934.17 in checking and \$50,383.80 in savings for a total of \$66,317.97. We have, however had many expenses since the last ECA board meeting. Since May 15th, we have spent \$10,471.12 in planned and unplanned expenses. [See spreadsheet]. We have more expenses coming up with the septic system repairs.

Tim – special assessment or raising dues. It takes an operating budget to run the community. Don – should we raise dues to meet our expenses? Tim – it is the safest way to do this. \$15 a month for people. John Symonds suggested - Increase dues. Jeff Swenson asked – how many paying lots? – 45. How do we cover the costs? Tim - Anyone opposed to raising dues? May bring this to a vote. Doug Smith – put a note out to let homeowners know the issue of raising dues.

**Water report** - Ed Kaufmann - quick and dirty. Readings are back on track. NHDES filing of report on water. Report all passed in 2016. Emergency plan not due until 2021. Copies we have are dated. Ed will make sure up to date by end of month. Week ending 6-10. Readings on one pump went low. Dan Waterman was called and he checked and said everything was ok. He said it has happened in the past in the summer, with higher water use. Fee of \$75 to assess that was paid to Dan Waterman. If on meter reading team, be sure to get accurate readings.

**Architectural control committee report** – Jeff Gilbert - anonymous complaint from homeowner. 4 homes were listed. Tim and others looked at the homes, but he felt they were not in violation. Nothing obvious seen. Mowing and trimming updates.

Jeff – Thanks to everyone mowing and trimming. Jeff did part of the entry road. Brush trimmer in Tim's shed.

**ECA Yard Sale** - Garage sale advertised for this weekend- June 24th. Rain date July 15th. Ad said only Bellview. We can post for both circles. Tim will call to see if they can alter the ad to include Barden. Tim will check the rain date late on Friday. Weather looks like clearing for Saturday. Tim will check weather.

**Adjournment** - Tim says thank you very much! End of meeting at 8:49pm.