

Eastfield Crossing Association  
Board Meeting Minutes  
Monday, July 24, 2017, 7:00 pm  
Swanzey Community House

**Attendees:** Tim Joyal, Susan Menees, Ed and Susan Kaufmann, Larry Bradish, Kathy and Harry Hart, Jack Woonton, Pat Klitch, Lauri and Jeff Gilbert, Aaron Doleszny, Kevin Westcott, Jeff Swenson, Jake Lane, Jon and Jessica Peters, Bev Bernard and Don Skiba, Wayne and Carolyn Noah.

**Guest Attendees:** Potential buyer for 44 Barden Circle in attendance, Dale Freihofer, Septic Inspector and Brian Stone, Stone Septic.

**Meeting Called To Order:** At 7:02 pm the ECA Board meeting was called to order and presided over by Tim Joyal, President. Minutes kept by Susan K., Secretary.

**June Board Meeting Minutes Review:** No questions from any attendees on minutes. Motion made to accept minutes as written and seconded for approval.

**Meeting Substance:** ECA Septic Systems

**Noted:** Tim Joyal notified attendees that the reason for the change in the Board meeting date from July 17<sup>th</sup> to July 24<sup>th</sup> was due to his attendance of the July 17, 2017 Town of Swanzey Zoning Board Meeting representing the ECA. A variance/setback application had been submitted by a homeowner, the Town had notified the ECA, and ECA Board of Directors representation was needed at the meeting. The variance/setback was approved by the Town of Swanzey. Minutes from the Town of Swanzey Zoning Board Meeting can be found on the Town of Swanzey website.

**Septic System Updates:** Ed Kaufmann reviewed the septic projects that have been completed and the status pending projects.

Cluster A – Septic #2, behind 32 Bellview, Cluster B – Septic #1, behind 70 Bellview, Cluster C – Septic #3, next to 95 Bellview, Cluster D – Septic #4, behind 115 Bellview and Cluster E – Septic #5, Barden.

Completed as of 7/23/17:

- Health exams performed on **all** 5 septic systems, tanks & leach fields (results sent under separate reports to all homeowners).
- Electrical inspections performed on **all** 5 systems (results under separate reports).
- In-ground junction box has been replaced on Barden Circle by Eversource.
- Cluster “B” - Septic System #1 – leach fields located in center of community common ground
  - Replaced electrical box, was only running off 50% of circuitry.
  - Non working pump, tested and now working.
  - Replaced broken distribution box.
  - Flushed out splitter box.
  - Both leach fields now functioning.
  - Poison ivy around tank area has been treated 3 times.
- Cluster “D” - Septic System #4 – leach fields located in center of community common ground
  - Tree removed (was located on top of splitter box).
  - Replaced broken splitter box.
  - Repaired drain pipes from splitter box to distribution box.
  - Both leach fields now functioning.
- Cluster “E” - Septic System #5 – tanks located to left of pump house road – leach fields located in empty lot on Barden.  
Splitter box cleared of fine roots that were choking off this box and caused some over-flow directly into the ground.

Septic repairs/improvements recommended from reports: all septic systems have a number on the electrical board located at each septic system.

- Confirm approval of contract increasing frequency of tank pumping.
- Tree and brush removal around all 5 systems.

- Estimated start date week of 7/29 pending surveys completed
- Survey of common property boundaries over leach fields on Barden and behind 88 Bellview.
- Review and confirm approval for L&L Electric quote of \$887.00 for new box, Cluster “A” - septic system #2 .
- Clean and lube remaining 3 electrical boxes.
- Solicit ECA volunteers to repair wood frame that hold the electrical box for Cluster “E” (Barden). Review and confirm approval for L&L Electric quote of \$517.00 to rewire, add audible alarm, install service outlet and correct circuitry on panel to allow for proper box closure.
- Appointment is scheduled on 7/31 for second inspection/opinion of Cluster 'A” - septic #2 located behind 32 Bellview on leach field condition.
- Schedule ECA field trip with Dale Freihofer to view Cluster “A” issues.
- Review research and decide on “soil air” treatment options and confirm cost to be provided by Dale Freihofer.
- Purchase and place in-ground, location markers for all distribution boxes and splitter boxes. Suggest marked patio blocks.
- Cluster “C” tanks located behind 95 Bellview risers need sealed. Level pipes in splitter box, add down spout in splitter box and/or replace splitter box with a heavier grade box for long term use.
- Cluster “D” tanks located behind 115 Bellview. One of the baffle vents needs cleaned ( involves digging). Metal gate valves corroded and no longer functional. D-box drain pipe not draining and is at risk of freezing. Level pipes in splitter box and does not have down spout (can cause one of the leach fields to be heavier than the other). One pipe way too high. Pipes need repaired.
- Solicit 3+ quotes of repair/replace leach fields for system#2
- Secure financing for field(s) repair/replacement est \$100 - \$250K?
- Review and evaluate common property after removal of trees and make recommendations for surface repair and up keep
- Treat poison ivy again by septic system Cluster B -#1 in late July and into fall time prior to Oct/Nov next system pumping.
- Purchase sealer, preservative solution and apply to all wooden back boards of electrical boxes for all 5 systems.
- Need weekly meter reading on system #1. - Cluster B. Require format of spread sheet and volunteer(s) to keep records. Sue Menees volunteered to do readings.
- Systems #1, 3 and 5 all need brush and some tree limb removal prior to their next

- pumping cycle.

Approval from the Board given for L&L Electrical to replace electrical box as noted above on Cluster A.

The removal of trees located on the leach fields on Barden and Bellview will be completed by C&C Maintenance service provider as was approved by the Board pending a completed survey of common property on Barden and behind 88 Bellview. Any trees taken down by Dale during inspections will be picked by at the time of all tree removals.

Question to Board from Aaron Doleszny on why bid he submitted on behalf of a service provider he recommended was not considered for tree removal. Tim Joyal reported that the bid was not received on time, and the Board had already met in Executive Session and voted on a service provider.

Dale Freihofer spoke on leach fields “flooding” and how to approach his recommendations on a priority basis as noted in his septic reports. Review of what septic #2 – behind 32 Bellview is doing as noted in his report. This system needs attention now. All leach fields will need to be continued to be monitored closely. Cluster “D” with the broken box that was replaced after tree taken out of it needs to be looked at again for ?flooding/roots in line. Replace electrical box for septic #2 needs to be done before leach fields replaced. Dale getting “quotes” on replacing the leach fields to one of two things: 1. move field and 2. replace field where it sits. Dale recommending replacing leach fields not tanks for this system. Remove trees from Barden leach fields. Place filters in tanks to prevent sludge from entering leach fields on all tanks. Filters can be cleaned when tanks are pumped. Brian Stone agrees with this as a way to help the fields.

Dale reported that there is ground water getting into all fields from risers during heavy rains and snowfall. This causes excess water and pressure on the septic systems. Risers need to be resealed. Get quote from contractor to seal all risers.

Dale says all leach fields for all the systems will need to be replaced and a plan needs to be put into place. A review of the tanks would be based on a tank by tank basis to evaluate their need for replacement. Start with the worse first first – septic #2 – Cluster A.

Jeff Swenson, Jacob Lane and Kathy Hart have formed a team to look at financing for replacing the leach fields for septic #2 – Cluster A, and a plan on how to finance and make repairs on each of the other 4 systems over time.

Question from homeowner on money spent on cleaning up common property, painting pump house and mailboxes. Review by Tim Joyal of why this money was spent on cleaning up land due to common land violations. Painting was decided on before report of septic systems completed.

Even with new leach fields installed, recommendation from Brian Stone to continue to keep pumping tanks a minimum of twice a year on septic systems #1-4, and 3 times per year on septic system #5 given the amount of houses utilizing each individual system.

Review of new increased pumping schedule. Tanks #1-4 will be pumped a minimum of twice a year and #5 will be pumped a minimum of 3 times per year. Increased pumping is to try to extend the life of the systems so that repairs can be made in a non-emergent manner. Approved by Board of Directors. Increasing frequently was agreed upon by show of hands of all attendees.

Question asked on replacing leach fields for both #2 and #5 at the same time. Could be cheaper since all the equipment would be on site. Dale reported that it would most likely be cheaper, but hard to find a company that could be tied up for that length of time. Dale obtaining quotes on replacing septic #2 – Cluster A system. Quotes are not firm as an Engineer needs to review and send to the State for their review and approval and price can go up. All this takes time.

Question was asked when fields are being replaced what happens to houses on that septic system. Dale and Brian both reported that there are ways to work around not losing service.

Question on approval for moving forward with electrical quotes to complete work on electrical boxes was approved by the Board of Directors.

**Treasurer update:** Susan Menees - expenditures not in 2017 budget paid out on the septic systems to date:

Freihofer Septic Design – septic inspections \$3400.

Freihofer Septic Design – replace splitter box \$424

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Freihofer Septic Design – distribution box replacement \$1500

L&L Electric – electric box replacement - \$2190

David Mann Survey – retainer for survey - \$837.50

Freihofer Septic Design – stake out Barden leach fields - \$132

To be done is the removal of trees covering leach fields on Barden and Bellview - \$9600.

Motion made to adjourn by Tim. Motion seconded. Meeting adjourned at 9:00 pm