

Eastfield Crossing Association
Board Meeting Minutes
Monday, September 18, 2017, 7:00 pm
Swanzy Community House

Attendees: Tim Joyal, Susan Menees, Lauri and Jeff Gilbert, Ed and Sue Kaufmann, Larry Bradish, Kevin Westcott, Jeff Swenson, Jake Lane, Jon and Jessica Peters

Meeting Called to Order: At 7:00 pm the ECA Board meeting was called to order and presided over by Tim Joyal.

Review of August Board Meeting Minutes – No questions. Motion made to approve the minutes and seconded by Lauri Gilbert. Minutes approved.

Meeting Substance: Updates on ECA Business

Pump House Updates: Ed K reviewed the average water usage per day compared to last year. Usage is less than last year. The chlorine pump in the well house was leaking and required replacing this month by Dan Waterman. A fire extinguisher has been installed inside the pump house. Old kerosene heaters and kerosene cans have been removed from pump house due to safety issues. Discussion on obtaining a gas or propane generator for pump house in the event of power outage. Pricing of a portable generator that sits outside will be investigated by Tim Joyal.

Septic System Updates: Ed reported that septic tank pumping will be scheduled for October for all 5 tanks with Stone Septic. The pumping will take a couple of days to complete. Anyone that wants to observe a pumping of a system to see the challenges involved in getting to each tank by the truck, the dates will be posted on the bulletin board. Thank you to Jon Peters for cutting down trees and brush from the Barden Circle tank area. Pile of brush will be picked up C&C after they remove a large tree in that area.

The mounting board for Barden has been completed and the electric board work done. An audible alarm is now in place along with the red light as well as an outlet installed for future use.

Reinspection of Cluster B & D replacement boxes was completed September 3rd by Dale Freihofer. Both are now functioning properly and distributing effluent to these leach fields properly.

Ground location markers need to be purchased for each system to mark distribution and splitter boxes for future reference. Discussion on using patio flat markers for ease of

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mowing.

Cluster C risers need to be sealed from run off and dirt emptying into the septic tank. The worst tank lid that sits behind the electric box suggested to use sand bags until septic systems are updated.

Cluster D okay.

Septic System Engineers Update: Sue K reported that 5 engineers has been contacted and expressed interest in the project. Each has been given reports on the systems and the community. First appointment is Thursday, September 21 at 3:00. Sue M and Kevin W will participate in the appointment along with Sue and Ed K.

Treasurer Updates: Expenses from Sue M. \$5,278 paid out since last month. A retainer required for C&C tree removal, chlorine pump replacement, Mann Survey \$962, Eastern Analytical monthly water testing \$12.00, the monthly electric bill is less than last year, and L&L electric \$517.

There is \$42,000 in savings. Question from attendee of whether the ECA has money placed in CD's. Sue reported that the ECA only has a savings and checking account.

Open invoices – As of the Board meeting, 5 people are behind on their dues - \$2,393.64. A fee was paid of \$90.00 to file a small claims court action in Keene against a homeowner that has not paid their association dues since July of 2016 after numerous attempts to contact, a lien placed on their home, and no communication from homeowner to the Board. Further action will be taken based on the outcome of small claims court if needed. Discussion on foreclosure proceedings against the homeowner per State of New Hampshire laws will be next step. Homeowner has until October 2nd to respond to the court. Suggestion from a homeowner attendee was to turn off their water access.

Architectural Control Updates: The top 13 community enhancement Fall clean-ups needed are as follows and will be posted on the Community bulletin board with sign ups. Dates for clean-up are September 30th and October 7th – 8:30 to 12:00. Anyone who wants to perform a clean-up before or after can proceed at any time:

Apply sealer to all wooden electric box back boards – ECA will buy supplies

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Clean up and sweep around mailboxes & roof after tree trimming by C&C

Trim around the 2 fire hydrants and install reflectors. ECA will reimburse

Trim around electric box on corner of Barden & Bellview

Clear/trim around all road culverts

Clear/trim 10 feet around well pump house

Weed wack around well heads in lower field & storage tank hill located behind 129 Bellview

Trim around boulders on Bellview between #40 and #50 houses

Take 3 wobbly/unsafe benches located in common area on Bellview to recycle center

Trim brush around septic tank lid area next to 95 Bellview go back 5-6 feet - small chain saw needed

Trim brush back along road edge at stop signs

Trim overhanging limbs on pump house road and Barden Circle Rd.

A homeowner has let the Board know that a person outside the community has been noted walking their dog on ECA property, and allowing the dog to do his business and not cleaning up after. This homeowner spoke up to this outsider about cleaning up after their dog. Violators will receive a letter from the Association if they are known. The Town of Swanzey has rules on this behavior as well as it is unhealthy and unsanitary for our community.

Susan K mentioned to homeowners the importance of knowing where their property lot boundaries are located. It is not the ECA responsibility to maintain individual personal lot boundary lines. All information is noted on the deed to individual properties, and can be obtained at the Registry of Deeds in Keene.

Some brush piles were noted behind Barden Circle during walk through on common

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property. A friendly reminder to everyone in the community that brush and yard clippings must be taken to the Swanzey recycle center. Per the By-laws there is no dumping on community property. Anyone that has placed brush on community property needs to remove it.

A request to remove no dumping sign from fire lane was received from a homeowner. Board will discuss.

Motion made to adjourn by Tim at 8:20 pm. Motion seconded. Meeting adjourned at 8:20 pm. Minutes kept by Susan Kaufmann, Secretary

Next Board of Directors meeting is October 16, 2017 at 7:00 pm located at the Swanzey Community House.