

**Eastfield Crossing Association
Board Meeting Minutes
Monday, November 20, 2017 – 7:00 pm
Swanzey Community House**

Attendees: Rich Russell, Susan Menees, Jeff Gilbert, Tim Joyal, Kathy Hart, Jack Woonton, Kevin Westcott, Jess Peters, 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.

Review of October Board Meeting Minutes: Correction to attendees list from October Meeting. Homeowner noted that Brian Wilson's name was left off. Minutes were approved as corrected.

Meeting Substance: Regular Monthly Board Meeting

Pump House Updates: Ed K. reported that the Fall maintenance was done on the pump house by Dan Waterman. A pin hole was found in a T fitting and repair has been completed. A pump house team meter reader notified Ed of a difference in water usage. Dan W. checked it out and felt it was a mistake in readings. Readings are normal 7,000-8,000 gallons per day.

Ed K reviewed the heating coil as discussed earlier this year for the drain pipe that goes down into the outside drainage ditch. An estimate was received from Dan Waterman to place a heating coil. When the water freezes, it backs up into the pump house and drains down through the bricks on the floor. This causes excessive moisture in the pump house. Dan W. quoted 2 different types of coils. A RETO-DWS cable for \$1768.00 or a Paladin Cable for \$915.00. Dan recommended the Paladin Cable. No decision made – more discussion needed.

Tim reported on a scheduled meeting with a propane service provider to discuss possible options for a propane heater in the well house in the event electric goes out. The provider was a no-show. Rich Russell mentioned a propane heating system like the type used in car shops as an option. He will research and forward information to Tim.

Septic System Updates: Ed K reported that the Fall pumping of all 5 septic systems has been completed by Stone Septic. Barden Circle septic has been pumped 3 times this year and all other tanks twice. All 5 secondary tanks were also pumped at the same time as the Fall pumping. The crust and solid levels in the tanks have improved with the increased pumping.

Susan K reported that the proposal from Tata & Howard Engineers & Septic Designers has been received. There is more information required from them and they have been contacted. Further discussion at December meeting.

Kathy Hart reviewed more information on possible grants and loans from the State of New Hampshire Clean Water Fund and the federal government USDA rural development loans and grants. Kathy reported that there is so much information that she wants to speak with the representatives in person. She will call to set up an appointment. Ed K and Kevin W volunteered to attend with Kathy.

Ed and Sue K have agreed to reverse their decision to no longer head the septic team and will continue to stay on at this time.

ECA BOD Mtg.
11/20/17
Page 2

Treasurer Update: Sue M. reported that from 10/1/17 to 11/20/17 over \$19,000 dollars has been paid out in expenses. The ECA is well over budget based on repairs and maintenance of the septic system. David Mann, Surveyor charged \$325 for the placement of pins and the ECA is awaiting his survey report for the records.

There continues to be homeowners that are outstanding on their dues. There has been reminder letters sent out. The current checking balance is a few hundred dollars and the savings is \$37,000. The ECA cannot pay its bills or pay for unexpected expenses unless everyone pays their dues on time. Reminder that the HOA quarterly dues effective with the 1/1/18 statement will be \$350.00.

Architectural Control Committee: Lee Dunham from the Town of Swanzey has communicated with homeowners affected by the trimming or removal of trees that impede the safety of drivers. Lee has received permission from the ECA Board to remove trees from common property that impact the roadways.

The Board has received a complaint regarding a snowmobile parked on a homeowners front lawn. All homeowners must abide by the ECA By-laws and be respectful of how individual actions on their property affect the enjoyment of the rest of the community. The Board is continuing to evaluate this complaint.

Jeff Gilbert has resigned from the ACC. All inquires can go directly to the Board.

Meeting Adjourned: No further questions asked or other business discussed. Motion made by Tim at 8:26 pm to adjourn. Motion seconded. Meeting adjourned. Minutes kept by Susan Kaufmann, Secretary.

The next Board of Directors meeting is Monday, December 18, 2017 at 7:00 pm located at the Swanzey Community House. All homeowners are welcome to attend.

Executive Session meeting not held.