

**Eastfield Crossing Association
Board of Directors Meeting
Monday, March 5, 2018 – 6:00 pm
Swanzey Community House
18 Old Richmond Rd
Swanzey, NH**

Meeting Substance: Septic Proposal Presentation and March Board Meeting

Attendees: Jack Woonton, Kathy and Harry Hart, Susan Menees, Tim Joyal, Kevin Westcott, Deb and Ken McGee, Ed and Susan Kaufmann

Guest Speakers Presentation: Scott & Carl Hagstrom, Monadnock Septic Design – Septic System Proposal

Scott started his presentation at 6:00 pm. Carl was not able to attend the meeting as he was sick. After a question and answer session with attendees the presentation ended at 7:05 pm

Board Meeting Called to Order: At 7:11 the Board meeting was called to order and presided over by Tim Joyal.

Review of February Annual Meeting Minutes: Tim called for approval of the minutes. Kathy made a suggestion that a note be placed on the budget amount of \$13,679.97 as to what it was for in 2017. This could be beneficial when applying to banks for septic financing. Susan M agreed to make a note. A motion was made to approve the minutes as written and seconded. Minutes approved.

Old Business: Tim reported that due to the weather in late 2017, the Department of Public Works headed by Lee Dunham was unable to complete the tree work on the sides of the community roads. He reported that there has also been a number of areas that have had tearing of the side of roads by plows this winter. This concern will be reviewed at end of plowing season.

Update from a homeowner suggestion at the Annual meeting on LED lighting for the community street lights. Homeowner reported that the Town of Swanzey had received some savings to replace street lights. Eversource was contacted by Tim. Eversource reported that there is no program available for LED replacement of residential lights. This offer is available to municipalities only.

There is a street light that was reported going on and off on Bellview. Sue M. spoke with the homeowner and they reported that it was back on and to wait to hear from him regarding whether it needs replaced.

ECA website update. The Board is investigating the cost of having a professional create a new ECA website. To provide better communication to the community, the Board needs access to add, delete, expand and update information as needed. The current website requires asking Don Skiba who designed the site to make changes. There will be more discussion coming at the April Board meeting.

Well House Update: Ed K reported that the thick ice is just about gone around the pump house and well house road. This will make it safer for the meter readers to get down for meter reading. At this time, everything in the pump house is working well. The gate lock on the pump house road that was

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removed for the winter will be reapplied as weather improves and meter readers and service providers will be notified. There was a concern from Jack W about the lock restricting access to community property for mowing and vehicles. It was reviewed that the reason the lock was originally installed was due to dumping of yard debris that cost the ECA money to clean up and ATV use along the road. There are many ways to access the area for walking including walking around the gate. The Board will evaluate this homeowner concern within the next 30 days and review at April Board meeting.

Septic System Update: Brian Stone of Stone Septic will begin the Spring pumping of the primary tanks sometime in April. The dates will be posted on the bulletin board as soon as received from Brian.

The septic team will be meeting before the April Board meeting to review all the information received on the septic project.

Treasurer Update: Susan M reports that there is \$972.50 to date outstanding for dues. Communication continues to the homeowners that are not up to date. The ECA taxes were submitted the first week of February.

Architectural Control Committee Update: Jeff Swenson was unable to attend meeting. Tim reported. The lower pump house road has a washed out area that will be repaired in the Spring down by the wells. Some trees need to come down or be trimmed to keep the road clear for access to the wells by service providers. These will be further evaluated within the next 30-60 days as the weather improves.

Other Business: Deb McGee had questions on the septic system project. Can the worst 2 systems be done first and can the other 3 systems be put on hold for possibly 10 years? This would help spread out cost. She requested that more information be given to homeowners on their individual cost.

To date is a review of the septic project status. All homeowners are encouraged to review the inspection report on the septic systems mailed out last year. These reports explain the status of the systems and recommendations. Based on these reports, the ECA Board determined that it was in the best interest of the community to repair and maintain all 5 systems (see the completed list of repairs and maintenance as of the end of 2017 included with the Annual meeting minutes and posted on the ECA website).

Monthly open Board meetings continue to have discussions on the septic project and the status. Dale Freihofer who completed the inspections has also been at several Board meetings to discuss his findings and answer questions of homeowners. Brian Stone of Stone Septic also attended a previous open Board meeting. Proposals have been received from designers/engineers and reviewed with the community. These are proposals only. Once a designer is decided on, a contract will be signed (all contracts to be reviewed by legal counsel prior to signing). Before the designer can complete their designs, there are many areas that they have to evaluate. The ECA septic systems are considered commercial systems and not residential systems. An engineer must be part of the design process for this reason per the State of New Hampshire.

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In addition to the designer/engineer cost, there is a separate contractor and material cost to install the systems, it is not part of the design proposal. Cost is determined by the installer based on the design. It cannot be determined until final design is completed, reviewed by the ECA and approved by the State of New Hampshire and Town of Swanzey. Then bids will be obtained for installation.

Septic team members have been looking at financing availability and qualifications for this type of project. The septic team will meet before the next Board meeting and review all the proposals and possible financing options. There is no estimated cost to review with homeowners on what it will cost each homeowner to complete this project, or time when first system repair/replace will start until designs are completed, approved and notice for bids sent out to contractors and received. As more information becomes available, it will continue to be reviewed at open Board meetings.

The septic team members are looking to meet on March 19th. Tim will check on availability of Swanzey Community House. Team members will be contacted by Susan K.

Board Minutes kept by Susan Kaufmann, Secretary

Meeting Adjourned: Motion made to adjourn the meeting at 8:05pm. Meeting adjourned.

Executive Session: No session was held