

**Eastfield Crossing Association
Board Meeting Minutes
Monday, December 17, 2018 - 7:00 pm
Swanzy Community House**

Attendees: Susan Menees, Kathy Hart, Jack Woonton, Kevin and Mary Westcott

Meeting called to order: The meeting was called to order at 7:00.

Approval of October's Minutes: There were no questions in regard to October's minutes. A motion was made to accept the minutes. The motion was seconded by Jack Woonton. Minutes approved

Old Business: Susan Menees and Kathy Hart

- Third Board member:
 - o The Board is in the process of talking to an interested individual

Well House Update: Kathy Hart

- NHDES inspection conducted November 15, 2018. This was an inspection of the pump house and wells. No deficiencies were found.
- Fall maintenance on pump house conducted November 16, 2018 by Dan Waterman. No problems found.
- We have applied and been granted waivers by NHDES for volatile organic compound sampling until 2021 and synthetic organic compound sampling until 2024
- A blown valve on the compressor caused brown staining of our water on November 22. Dan Waterman repaired but unfortunately the plastic valve he used to replace overheated on Nov 23. This valve has now been replaced by copper tubing so hopefully this will not happen again.

Fall Septic Pumping: Kathy Hart

- Completing the pumping of the Bellview fields was challenging due to all of the rain and unexpected snow. The final tank was pumped on Nov. 24th.

Treasurer's Report: Susan Menees

- Balances:
 - o Checking Account: \$16,000.00
 - o Savings Account: \$30,456.00
- Outstanding Dues:
 - o There are no outstanding dues owed for 3rd quarter.
- Bills
 - o The following bills have been paid:
 - \$2,800 Stone Septic for pumping of Bellview tanks
 - \$1,900 C&C for lawn mowing
 - \$1,976 Town of Swanzy taxes
 - \$1249 Dan Waterman for yearly maintenance
 - \$351.00 Dan Waterman for repairs of Nov 22 and 23
 - \$547.70 Interest on loan with Mutual of Omaha

- Septic Loan
 - o To date we have drawn \$152,459.17 from the Mutual of Omaha loan. We have a total draw limit of \$250,000. Except for a one year holdback of \$2,711.00 for Lawrence Excavating all bills have been paid.
 - o There is another \$10,000 for engineering costs that were incurred prior to securing the loan. These costs were paid out of our checking account. There was discussion as to whether it makes any sense to incur 5.75% interest to recoup this money when we have been able to pay without touching the savings account.
- On-line payment of dues
 - o If a homeowner has an account with Savings Bank of Walpole they can set up automatic withdrawal of their dues
 - o All other homeowners can make an electronic payment but would need to have the Association's account number and routing number. This information could be obtained by contacting the Treasurer
 - o More details will be included with the January bill.

Architectural Control: Nothing to report

Other Business: 2019 Budget Preparation The following items were discussed in consideration of the 2019 budget:

- **Mutual of Omaha:** Estimated payment of at least \$1,547.00 per month with \$547.00 going to interest and \$1,000.00 to principal
- **Pump house road:** The pump house road is eroding in places and could pose a problem if large repair trucks had to reach the wells. It was estimated that it would cost between \$2,000 and \$4,000 to replenish the stone.
- **Pump house:** Dan Waterman has recommended replacement of two iron filter tanks in the pump house. The tanks were installed in 1995 and have a life expectancy of 15 to 20 years. In 2002 rebedding was completed to refurbish part of the filter system. To do so again would be \$2,000.00 per tank but in Dan's opinion is not money well spent on such old tanks. To replace both tanks will be approximately \$10,000.00. Dan recommends replacing both tanks at the same time. Consensus at the meeting was that it would be ill advised to spend \$4,000.00 for rebedding on such old tanks.
- **Note:** Susan Menees has contacted Mutual of Omaha to see if it would be possible to place the cost of the two iron filter tanks on the septic loan. It is possible provided that we do not need this money for future septic repairs.
- **Lawn mowing:** This past summer C&C mowed common lands seven times with a cost of \$232.00 per mowing. They mowed every three weeks starting first week of July. Consensus from prior meetings was that mowing should be every 2 weeks and start in June. We have also recognized that price for 2018 was low. Since the meeting we have received an estimate from C&C quoting \$420.00 per mowing for 2019. This figure takes into consideration the additional mowing on Barden for the new leach field. Suggestion at meeting was to have C&C mow front entrance, hill behind 129 Bellview and culvert on Bellview and have volunteers do the remainder of the mowing. We would need to determine how many volunteers would be committed to mowing.
- **Inspection of leach fields B,C and D:** Although not discussed at meeting this expense will be part of the 2019 budget.

- **Street light:** In the past the community has looked into repairing the street light near 88 Bellview. A suggestion was made to have L&L Electric give an estimate as to repair costs. A suggestion was also made to put a monetary limit on repairs such as \$800.00.

Next Meeting: Annual meeting is scheduled for Tuesday February 12, 2019

Meeting Adjournment: The meeting was adjourned at 8:05

Minutes submitted by Kathy Hart, Secretary

Addendum to Minutes: At an executive meeting the Board named Mary Westcott as the third Board member. The positions going forward will be Kathy Hart, President, Susan Menees, Treasurer and Mary Westcott, Secretary.

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