

April 10, 2025

Board of Directors Monthly Meeting

Call to order at 6:30pm

Salute to the Flag

Code of Conduct will be in effect

Board members in attendance: Helen Bridges-Hamlin, Cheryl Keuenhoff, Joseph Keuenhoff, Adam Bergeron, Richard Audet, Donna Odde, James Kenney

Membership: Pat Whittemore, Kerri Whittemore, James Stewart, Mike McCarthy, Art & Lynne Michaud, David Chasse, Lisa Blanchard, Donna Halle, Katrina Riel, Anita Wise, Pat Goodwin, Richard Goldschmidt, Rosanne Bakkerwind, Linda Stansfield, Lary Tasker, Doreen Scovil, Tara Campbell, Annette Kowalczyk, Janet Verville-Clough, Ray Six, Holly Stewart, Mat Moses

Guest: Laurie Regan

Secretary Report: Helen Bridges-Hamlin, Secretary

Acceptance of March 13, 2025, 2025, minutes. Motion made to accept by James Kenney, second by Adam Bergeron all in favor the motion carries.

Treasurers Report: Donna Odde

1. The Finance Committee was not held in April due to a work commitment that I could not get out of.
2. February Financial Statement
 - 2.1 The financial statement revenue remains above projection Y-T-D variance is \$10,595.
 - 2.2 Expenses remain below projection. Y-T-D variance at this point in the budget is \$31,000. That's the financial statement, everything else looks good from the accounting point of view.
3. The vendor list review. We will be updating the invoice submission email address to the Hodges vendor email so that all invoices go directly to accounts payable rather than to individual board members, so we do not lose them as transitions take place from year to year.

Comment. Joe, good news: I went through the financials and looked at what we had left for trees. The trees that were taken down at 92 Pine Ridge, those were expensed against the septic, so they were capitalized. They are part of the septic project. So, for the balance of the year, you have \$12,950 left for United Tree Service.

Acceptance to accept Financials: Motion to accept by James Kenney, second by Richard Audet, all in favor the motion carries.

Maintenance Report: Joseph Keuenhoff

1. Septic system replacement at 92 Pine Ridge about complete, need to be loomed and seeded.
2. Review of another septic system at 102 Pine Ridge, found no problems
3. Three (3) burning permits approved.
4. One (1) building permit approved

5. Request for tree removal on Dogwood Terrace. Adam and I will determine if the tree should be removed.
6. Trucks and tractors have been registered for the year.
7. Chevy truck was State inspected and had a full service done. Ford will be going this Monday for its full service and inspection.
8. Plows and sanders have been removed from the trucks.
9. Now, I am sure we have a lot of water questions. The water system went down this morning, Adam, James, and I were there at 4:30 this morning. The well pumps were not coming on the three well pumps. Put a call into Aquamen, they came out and the problem was a common problem for all three wells. {Each filtration tank has a controller on it, so that not all the tanks will backwash simultaneously if it turns. The last one that filtered that went into backwash, the mechanical controller on the top of the filtration tank, is mechanically operating. The pin broke inside, which dropped the timer out, so that kept the system in backwash. When you go into backwash, it shuts off the well pumps, because during the backwash process there was water being pumped through the filters into the backwash tank, so it locks it out. Because that pin had broken, it didn't come out of backwash, so the three wells were not operating. When Aquamen got there that's what they found, they took that one out of backwash, the well pumps came on. We started to fill the two 20,000-gallon tanks which is called short cycling. That is when we found out that they took out the two capacitors in each pump. We got the capacitors this afternoon replaced them and got the system up and running, and they just unloaded the second load of water into the tank from another 7,000 gallons.
 - 9.1 Over the last couple of months there have been a couple of leaks caused by failed piping in the PVC. Most of it was between the well and the inlet to the filtering system. The pipe that they put in was Schedule 40, it's old. It has been deteriorating. It is recommended that we go in and re-pipe and use Schedule 80 pipes which is normally used in water. The Schedule 80 is a simple well pipe and does not deteriorate as fast as a PVC, which is a 40 Schedule.
 - 9.2 Now that controller that is on the tank that failed, it can be repaired, but it is mechanical. There are one, two, three, four other controllers in there that are the same vintage. If we do the re-piping of the inlet to the filtration system and use the old meters, that would work, but in the near future, if we decide to take the mechanical ones out because they are failing due to age and stuff, to put in the other type of system, you would have to re-pipe again because of different inlets and outlet on that.
 - 9.3 The other thing we are considering is the main head there that controls stuff. It is a program that's put in and just proprietary, so there are only certain companies that can work on that program. We are hoping that we can write the program so that when the 20,000-gallon tanks get to a certain level the booster pump will not cycle rapidly. We will know that there is a problem so that we do not run out of water before we know there is a problem.

Any questions on this issue?

Q1. Ray Six, 141 Redwood Rd. Commented he understood the situation and gave a few suggestions going forward and that he has done this for a living for 25 years. He has offered his assistance in the past and will offer it again. It was also noted to him that Aquamen made the same recommendations when the BOD did a tour two weeks ago. Joe noted he would be glad to

sit down with him the following week and show him some pictures of the area.

End for Water, back to the BOD.

New Reports: Cher Keuenhoff

CIP- No updates waiting for information: I am waiting for the state to get us information and Donna is going to collect some stuff. We are trying to finish the rest of the reports and figure out a format we want to use.

Vice President: Adam Bergeron

1. Treeline project is in full swing. That's the tree line that is behind my house, which runs down behind Janets and down to Anita's that got logged. We have cleared down to Anita's. The treeline about a four-foot swath on either side. Of the stakes that our surveyor laid. Also, we have put in metal stakes beside those wooden stakes and painted them orange.
2. As far as taking down trees we have had monsoon (rain) every weekend So that is weather dependent

President: James Kenney

Old and New Business

Old Business:

1. Trash cans and trash bags. This is ongoing. We got some complaints today, tonight on trash cans, debris, and stuff like that. I will address some of those. We passed a rule that trash needs to be put in a barrel with a lid period. We have been going around, and violation letters will be going out. We are going to be doing a park assessment, and letters will be going out for debris and untidy yards

New Business.:

1. We received an official complaint. Official complaints are acknowledged by everybody because they are in writing and signed.

- 1.1 70 Pine Ridge: Debris in the yard and skirting off the house. Note: This will be address promptly.
- 1.2 88 Pine Ridge, the yard is a disaster, debris all over the place.
- 1.3 Unregistered vehicles. There are several. There is a rule in this issue.
- 1.4 135 Redwood there are all kinds of carpentry equipment
- 1.5 147 Redwood, the garage door is broken and there is a golf cart that sits behind it.
- 1.6 160 Redwood (which is mine) garage is built and unsided. I have asked for an extension And that is in process.
Note: All complaints come in writing if you do not put them in writing it is not a complaint.

2. We have a house for sale at 135 Pine Ridge

Business conducted outside of meeting: None

Open Forum:

Q1. Janet Verville-Clough, 141 Redwood. The budget amount at the annual meeting was \$40,000 and Donna said you only have \$12,500 left.

A1. Donna Odde. We were given \$49,500 for trees. We are at \$36,500 without the septic system. We need to go back to the list to see what the emergency trees are and take care of as many as possible with what is left.

Q2. Janet, I have a question for Joe. When will the signs go up for no parking on the corners?

A2. Joe, I will discuss that at our next workshop.

Q3. Linda Stansfield, 291 Redwood. Tree issue. Could one of you come by and look at that pine tree that is marked yellow between me and my neighbor Tammy? It's been breaking branches for two years and is leaning.

A3. Joe, we will look at it.

Q4. Anita Wise, 173 Redwood. This is a letter of request to the Board of Directors and the reference is the open position of Assistant Secretary. I am requesting you appoint me as the Assistance Secretary position. I would like to fill the position until September's annual meeting. I feel I can be of assistance to Helen, the Board, and the community.

A4. James Kenney, can I have your letter? (Note a discussion on New Business, now or tabled for next month, it was decided to appoint tonight or not. The BOD stepped outside; OK we are going to take the results tonight. The appointment is five (5) yes and one (1) abstain. Anita welcome home.

Q5. Janet, why was Laurie Regan allowed to ask a question?

A5. James, Johanna from ROC-NH at our last meeting and she said anyone can ask a question as long as it has been addressed and acknowledge by the President.

Q6. Tara 319 Redwood. How do we know that our fire permit has been accepted?

A6. Joe, I review your application, if it's a renewal I send a notice to the fire chief or deputy. What I said you were approved for renewal. fire chief. Just go down to the fire department, they will bring your name up.

Q8. Tara, requesting information regarding her removal from the board.

A8. Limited discussion was had.

Q9. Jimmy Stewart, 220 Redwood., At the March 13th meeting it was announced at the meeting by the President that a board member has been removed. It is indicated on the Website and at the mail house. I would like to put my name in for Director-At-Large,

A9. James, pass your letter up Jimmy. We will address it tonight just like we did Anita's. All in favor of Jimmy joining as Director-At-Large. How many appoint for yes (5) five and (1) abstain. Jimmy, welcome aboard.

Q10. David Chasse, 228 Redwood. You have talked about water testing, have the kits come in yet?

A10. Joe, I have them at the pump house we are going to get them so we can go on a weekend to get the sample. The sample is good for 14 days. We have to document the bottle where it came from. This is not for the park water, it's the water in your house for anything from the valve that goes into your house. Example if you had work done in the past and had any soldering done, 50-50 solder, that would Put lead in your water, there is a process to getting that sample.

Any other questions?

James made a motion to adjourn, second by Adam, all in favor. Meeting adjourned at 7:50pm.

Respectfully submitted

Helen Bridges-Hamlin
FHC Secretary