

Minutes: MPCA BOARD MEETING
Monday, May 4th, 2009
7:30 PM

The Board of Directors of the MPCA met on Monday, May 4th, at Dave Contarino's home. Present were: Dave Contarino, Cari Moorhead, Dick Ormrod, Don MacKinnon, Peter Roy, Russ Simon and Jim Fitzpatrick, presiding. Bruce Gardner was invited as a guest to provide the Environmental Committee Report.

The meeting was called to order at 7:32 PM.

1. Minutes of the April 6th, 2009 MPCA Board meeting:

- Motion to approve the minutes was made by Peter Roy and seconded by Dave Contarino - approved unanimously.

2. Environmental Committee Report

- Presented by Bruce Gardner
- The MPCA Lot #4 Maintenance and MP4 Committee approved requests have been completed for the year. The MP4 Committee will be meeting on May 5th to assess this year's process and member feedback.
- The Kayak Racks have been fixed by a volunteer work party on April 25th. Many thanks to Ken Geremia and a gang of about 20 people for making the improvements and getting us in "ship-shape" for the coming year. EC will assess the need for additional Kayak racks as the season progresses.
- Professional inspections of the Screenhouse, dock and bridge have been completed.
- Volunteers are planning various cleaning, powerwashing and painting projects, which will include the Dock and Pumphouse as soon as the weather improves towards the end of May and June.
- EC requested that once the Fire Pond is drained and reviewed for maintenance, that the Board approve maintaining the Pond Level at its old height (about 1 foot lower than its current level). Though the experiment to raise the pond level was successful, it did not retard the growth of Water Lilies and increased the dampness of the ground surrounding the Fire Pond and the main trail entrance. The Board decided to delay its approval of this request until the Fire Pond was drained and we better understood both pond capacity and remediation requirements, if any.
- Supervised volunteer cutting of invasives will continue, weather permitting.
- The Board commends the EC and the MP4 Committee for the great work this year and the continuous improvement of Lot #4 and the MP4 process. Very positive feedback has been received from numerous members.

3. Treasurer's Report:

- Presented by Don MacKinnon
- Operating expenses are running as planned and we are about \$18,000 under budget year to date. Much of the current surplus will be used shortly for the improvements of the road to the Lift Station and for other WSC planned projects. Great North still has to correct \$9,000 in Capital project expense that was charged to Operating expense in error.
- Don MacKinnon will develop the preliminary Operating and Capital Budgets for 2009-2010 for initial review by the Board at the June meeting.
- A new procedure has been approved for processing EC related bills. All bills related to EC expenses will be approved by EC first and then sent to Don MacKinnon for payment

processing with Great North. This will ensure no EC bills will be paid without EC approval.

4. Committee Reports:

Water Systems Committee

- Presented by Jim Fitzpatrick.
- Mandated State Water Quality Testing continues to be done. Though the water quality is fine for consumption, the WSC will continue to temporarily use a chlorinator in the tanks to meet water quality standards and to research the possible additional source of the particulates into our water supply. The next step will be to use a camera in the system to help determine the source of the problem and if the particulate increase is correlated with significant rain events. Additional sampling will continue until we meet all State limits.
- The WSC team spent a late evening trying to detect where the 6 gallon per minute leak in the water system was located. This effort localized the section of pipe where the leak is occurring - in the section of pipe running from the Ridge Association to the Lubberland Association, which is partially under Cushing Road. Additional work will now have to be done with cameras and/or sensors to more specifically locate the source of the leak in this section of pipe.
- The Fire Pond began to be drained on April 25th to determine the state of the Fire Pond and possible remediation work to be planned for the future. Peter Roy is coordinating with several of the professionals being used by WSC to review the Fire Pond condition and to seek proposals on possible remediation alternatives, if required.
- The "Road to the Lift Station" project is in progress. The WSC has requested an additional \$1500 to extend the drainage around the new road an additional 75' as well as to expand the asphalt area around the Lift Station to improve the ease of access for removing and/or replacing Lift Station equipment. A motion was made by Dave Contarino, seconded by Cari Moorhead to approve the additional \$1500 for the project. The motion was approved unanimously.

Community Life Committee:

- Presented by Cari Moorhead
- Winter Friday BYO's (5 PM to 7 PM) are planned to continue thru May. A Community wide email has been sent with the dates and hosts schedule thru the end of May. Summer BYO's at the Screenhouse will begin the first Friday in June.
- Many thanks to Colleen Fitzpatrick for organizing and hosting our first Moody Point Book Exchange on April 25th. This is not a book sale, but an exchange of books between Community members. Details will be announced as they are firmed up.
- **Reminder:** Saturday Morning, May 9th: "Guided Bird Walk & Wild Flower Identification on the Moody Point Trail". Guides: Birding w/ Dave Arnold & and Wild flowers w/ Andra Crawford. Host Location for the Walk: Anna-Lisa Gotschlich's home @ 8:30 AM.
- **Mark Your Calendars: The next Quarterly MPCA Community Get Together will be the Summer Barbecue at the Ormrod's home on Sunday June 7th from 4 PM to 7 PM.** Members are asked to bring an appetizer, side dish or dessert as well as bring their own refreshments. Stay tuned for more information as the date approaches.

Drainage Issue Report and Update

- Presented by Russ Simon.
- We were expecting to meet with Water Council Staff on 5/5/09 for a pre-hearing conference on the process to be used at the Water Council Hearing. We just received notice that this pre-hearing meeting was cancelled due to a technical issue that needs to be corrected by the Water Council when they approved both the MPCA and the Gardner's as Intervenor. This technical issue should be resolved at the next Water Council meeting on 5/13/09. The pre-hearing conference should then be rescheduled. As approved "Intervenor", we now have the right to be notified and included in all actions going forward.

- We will continue to monitor the situation closely and keep you informed.

Fire Pond Committee

- Presented by Peter Roy
- **Great News: Based on our own and two contractor's reviews of the condition of the drained Fire Pond, current capacity is more than sufficient to meet our needs, the sediment in the pond over the years is significantly less than we had expected, the dry hydrant area in the pond is clear and operating effectively and there is no need to have the pond dredged.** Though the Board will still review the need for a second dry hydrant and there may be some remediation done on the culverts leading to the pond in the future, there does not appear to be any long term concern about needing to have the Fire Pond dredged.

5. Property Manager's Report

- The floating dock has been installed for the season.
- The Board agreed to postpone the review of Great North's contract and performance until the fall of 2009.

6. Other Business

- **Lot #13 - Actions to Date:**
 - Walter Cheney applied to the Town of Newmarket for building permits on Lot #13 during early March. On March 16th the Town denied the building permits, based on their determining that Lot #13 was unbuildable open space. On April 1st Cheney appealed the denial of the building permits to Newmarket's Zoning Board of Adjustment. We have just been notified that a meeting of the ZBA has been scheduled for 5/18/09 to discuss the Cheney Appeal.
 - The MPCA, through its Legal Counsel, made a "Motion to Intervene" to the Rockingham Superior Court in Cheney's appeal of the Planning Board decision to deny the subdivision of Lot #13. The Court granted the MPCA's "Motion to Intervene" on March 30th. The MPCA then requested a stay of the initial hearing date originally scheduled for May 8th. The court chose to grant our motion due to a crowded court schedule and reschedule the initial hearing date of the Cheney Appeal from May 8th to August 18th.
 - We will continue to monitor the situation closely and keep you informed.

The Board Meeting was adjourned at 8:55 PM.

The next regular MPCA Board Meeting will be held at Peter Roy's home on Monday, June 8th, 2009 starting at 7:30 PM.

Respectfully submitted,

Russ Simon
Secretary