

Minutes: MPCA BOARD MEETING
Monday, November 3rd, 2008
7:30 PM

The Board of Directors of the MPCA met on Monday, November 3rd, at Cari Moorhead's home. Present were: Dave Contarino, Don MacKinnon, Cari Moorhead, Dick Ormrod, Peter Roy, Russ Simon and Jim Fitzpatrick, presiding. Wendy Chase of Great North Property Management was absent.

The meeting was called to order at 7:30 PM.

1. Minutes of the October 6th, 2008 MPCA Board meeting:

- Motion to approve the minutes was made by Cari Moorhead and seconded by Dick Ormrod - approved unanimously.

2. Treasurer's Report:

- Presented by Don MacKinnon
- Nothing significant noted. Financials not available from Great North. Will follow-up with Great North on appropriate Cistern Accounting and where to book future water tie-in fees.

3. Committee Reports:

Water Systems Committee

- Presented by Jim Fitzpatrick.
- The new Soft Start Controller has been replaced and all systems are AOK.
- The approved project to strengthen the Pump House access road will be scheduled for implementation in early spring.
- The irrigation system turn-off is complete. The irrigation process this year with a new vendor worked reasonably well, though all residents who require access to their homes to turn on and off the irrigation system need to remember to arrange and provide access to their homes, even if they are away. WSC will work with the vendor to increase the number of outside turn-on/off accesses and minimize the number requiring in home access.
- The WSC is pursuing a replacement Sewer contractor.
- Both the Town of Newmarket and we have been ordered by the EPA to fix portions of our respective sewer manholes and collection boxes to reduce the water inflow and flooding problems to the Town's sewer system over time. At this point we appear to need to fix about 14 manhole covers and housings, as well as 3 collection boxes under the manhole covers. Tod Rogers will be working with the Town to coordinate our repairs with the Town's repairs to keep the costs as low as possible. Some repairs will be required immediately; some will be fixed over time. Cost estimates for the required repairs are about \$12,000. Based on the priorities provided by the EPA, a motion was made by Don MacKinnon, seconded by Cari Moorhead to approve \$5,000 to be spent this fiscal year on the first 5 locations – the motion passed unanimously. Coordinating with the Town's repair plan, we expect to repair all required locations by the end of the next fiscal year. Cari suggested we continue to pursue the Town of Newmarket to share in the cost of our repairs, based on our use and fees paid to the town for water and sewer use.

Environmental Committee:

- Presented by Dave Contarino.
- The EC will be canceling the contract with the current fertilizer vendor, Urban Tree due to lackluster performance and will be seeking a new contractor. They expect that the new contractor will be significantly less expensive than the current vendor.
- As requested by the Board, the EC plans to submit an updated winter use policy for Lot #4 and the Fire Pond by the next MPCA Board meeting.
- Stalin Arias of Bartlett Tree will be here during November to do some work on Lot #4. Some of the approved work will be paid for by individual homeowners. The remainder of the work will be to chip the invasives previously cut by our volunteers.
- The EC will provide the MPCA Board with a month to month plan for the common land work scheduled for the remainder of the fiscal year at the next MPCA Board meeting. This will include both paid and volunteer work planned.
- The EC would like to thank the large team of volunteers who helped with this fall's shoreline cleanup on November 1st. The cleanup was a great success. Great North will arrange for the removal of the piles of debris collected by the volunteers.
- The EC's MP4 Committee is continuing to meet with several homeowners from the Meadow and Lubberland Associations on their individual requests for additional view maintenance. These requests will be reviewed by the Committee and their arborist/forester consultant and any approved work will be for future implementation at the expense of the requesting individuals.

Community Life Committee:

- Presented by Cari Moorhead
- The Summer BYO's at the Screenhouse ended on October 31st. Thanks to all for making the Summer BYO program a great success. Winter BYO's at member's homes are scheduled to begin in January. A schedule for the winter BYO's will be distributed to the members by year end 2008. If you would like to sign up to host a winter BYO, please contact your Community Life representative.
- The floating dock has been removed and stored on shoreline for the winter.
- Winter storage of kayaks and canoes in the Screenhouse has started as of November 1st, and will be on a first come, first served basis.
- The MPCA Quarterly Get Together at the Screenhouse on Saturday, October 11th was a great success!! The pumpkin carving and decorating contest was enjoyed by all and numerous prizes were awarded. The event was attended by over 60 people, including many children and grandchildren.
- Many thanks to the Bestani's for hosting the "Meet the Local and State Candidates" event at their home on November 1st at 2 PM. Though it was scheduled without much notice, we were able to have four local and state representatives attend: Dennis Abbott, Marshall Quandt, Marcia Moody, and Michael Woodward. Many thanks to all the candidates who gave of their time to attend, shared their views and heard ours!! The discussion was very lively and centered not only on state and local issues, but also on our drainage issues and how our representatives could be of help to our Community.
- The Very Timely Topic - "A Discussion of How Race & Racial Bias may have affected the election" - sponsored by the Community Life Committee, is now scheduled for Sunday, November 9th. This discussion to be led by Harvard Sitkoff at the home of Dimitri & Lorelei Chernyshov [117 Cushing Rd] at 7:00PM. Again, our thanks to Peg Goddard, Harvard, and Lorelei & Dimitri for putting this together.
- **Mark your Calendar's - This year's holiday party will be held on Saturday, December 13 from 5 PM to 9 PM. The Bouthot's (122 Cushing Road) have graciously offered to host it once again. Holiday party attire requested. Please bring an appetizer, main dish or dessert to share and a beverage to share, as well. We will also be collecting non-perishable foods for distribution to the local food banks again this year. With the current financial condition, your donation of food to the food banks is more important than ever.**

- Presented by Russ Simon.
- As approved, the MPCA Board filed as an Intervenor in Walter Cheney's Appeal to the Water Council of DES's Administrative Order to fix the drainage at Moody Point. Our Intervenor status, at a minimum, is in support of implementing the DES Administrative Order.
- As part of monitoring the progress of Walter Cheney's Appeal of DES's Administrative Order to fix our drainage with the Water Council, we became aware of the Stay Order, issued by the AG's Office on September 19th, to allow for a 5 month stay on the appeal proceedings and to allow Cheney to submit new wetlands building applications for review by DES. We were not only outraged with the issuance of the Stay, but were at a loss on how the Stay Order could even be considered by the AG without being notified in advance – especially since we had met with the AG's office in August to inform them of our high level of interest and anticipated filing as an Intervenor in the Appeal.
- We are in the process of finding out the facts and are requesting an immediate meeting with both the AG's Office and DES. A Community-wide email was distributed with the approval of the Board to request our members write DES, the AG's Office and our State and Local Representatives with their outrage at the issuance of the Stay and the willingness to tie the Administrative Order to the review of wetlands building applications at Moody Point.
- We will continue to keep you informed of further developments.

Cistern and Fire Pond Committee

- Presented by Peter Roy
- The Cistern Project was successfully completed, including initial landscaping and new plantings, by the end of October 2008. The Cistern was fully tested by the Fire Department and is now fully operational. Landscaping will continue to be monitored for the next year and adjusted or replaced as need be. The landscaping is under a one year guarantee.
- The Committee will now turn its attention to the Fire Pond so we can begin to identify and quantify remediation options. As a first step, the Pond will be drained and this will more than likely not happen until early spring.
- Many thanks to all our MPCA members and especially the Ridge Association Board and Members for supporting this critical expansion and enhancement to our Community's Fire Protection Capability.
- **A motion was made by Jim Fitzpatrick, seconded by Russ Simon to thank the Fire Pond and Cistern Committee and especially its Chairperson, Peter Roy, for the leadership, dedication, time, understanding, flexibility, energy, negotiating ability, planning and execution that was instrumental to the successful development and implementation of this Community-wide, high priority project. The motion passed unanimously.**

4. MPCA Managers Report:

- None presented

5. Other Business

- Drainage Improvements at the NW Corner of Cushing and Lubberland Roads - Based on discussions held between Jim Fitzpatrick and Rick Malasky, Newmarket Fire Chief and Public Works Director, the Town's Public Works Department should be remediating and re-grading the NW corner of Cushing and Lubberland Roads, by the stop sign, to route storm water runoff to the existing swale on the southern border of the Hill Association.

This repair should stop the stormwater run-off from sheeting across the street as it does today. This work will be within the Town's easement and right of way surrounding these roads and should be completed during November.

The Board Meeting was adjourned at 9:45 PM.

The next regular MPCA Board Meeting will be held at Peter Roy's home on Monday, December 8th, 2008 starting at 7:30 PM.

Respectfully submitted,

Russ Simon
Secretary