



Emerald Lake Village District
Office: 147 West Main Street, Hillsborough, NH 03244
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Emerald Lake Village District (ELVD) Commissioners' Monthly Meeting

Thursday, October 16, 2025

In attendance:

Sara Auger, (Chairman/Commissioner)
Brett Taber (Commissioner)
Mark Przybyla, (Commissioner)
Lorinda Giarrusso (District Clerk)
Carolyn Renken, Treasurer

Other people in attendance:

None

Pledge of Allegiance was said.

Roll call of officials completed. The meeting was called to order at 6:30 pm by Commissioner Auger. We had a quorum.

Public Comments:

None

ROADS – TIMING OF FALL GRADING & CALCIUM CHLORIDE:

Commissioner Auger stated she finally heard back from our Road Contractor. He will be completing the Fall Road grading next week and will follow that with the treatment of calcium chloride. His current quote is cheaper than his original quote.

The Board was made aware that the sink hole on Red Fox is opening up again. Commissioner Auger stated she will follow up with the Road Contractor to get this fixed.

HUMMINGBIRD WELL TREATMENT BID:

Commissioner Auger stated she has had some communication from the State. Commissioner Taber reported that he spoke to Randall. He had some concerns about the timing of kicking off the Project and Arpa Funds expires on 6/2026. The Contractor that Wright Pierce had selected does not have a lot of up-ground experience. Wright Pierce said they will work with them, and they can still do the work at the rate quoted. Kai sent over some docs from Wright Pierce. As soon as the documents are reviewed, completed and signed, they can set up construction and masonry work which needs to be done this Fall. As soon as all parties sign, we can then get a start date. Commissioner Taber stated we can re-use the sign from Patten Hill and get vinyl sign to go over it for this Project, so instead of having to pay \$1,000.00-2,000.00 we will only have to spend \$100.00-\$200.00.

WINTER ROAD CULVERT REPLACEMENT:

Commissioner Auger stated she spoke to Bow, and he will be deploying materials and staging equipment on Tuesday. He will be working on Wednesday and Thursday and expects to finalize the work by Thursday.

Commissioner Taber stated we should tell Stephen not to do the grading or calcium chloride on Winter Road until after the culvert replacement.

HUMMINGBIRD BEACH PERMIT:

Commissioner Auger stated she has received no updates. Commissioner Taber stated he met with Jacob Shactman (Wetland Engineer Wright Pierce). He's looking for our Application to be submitted. He had some ideas about Shoreland Permit vs. Wetland Permit. We need to fix the water flowing over the road or it will just happen again. We asked for a rough idea of cost. We need to get this done this Fall. We will need 30 yards of sand for the beach. We may be able to get 20 yards out of the lake.

Commissioner Taber stated he took him over to the Meetinghouse Beach. It will probably be a larger Project. We might have to coordinate with the Town and the abutting property owner. We might be able to get some funding.

APPLICATION FOR SOURCE WATER PROTECTION GRANT:

Commissioner Auger stated that this Application is due by 11/1/2025. Commissioner Auger asked, “are we moving forward with fencing and security at Hummingbird”? Commissioner Taber stated “yes”.

Commissioner Taber reported that initially, this was part of the Project. I will speak to Chris Berg. This will definitely take all or more of what was expected for this Project. I’ll definitely have a discussion with Chris tomorrow. Commissioner Auger reported that she is reviewing the SWPG Application.

Commissioner Taber asked, “are we looking at multiple locations for the video surveillance”? Commissioner Augers answered, “if the numbers work out”. Commissioner Taber stated that the “intent” has to be to monitor the wellhead. The same with the fencing.

EASTMAN WELL:

1. Commissioner Auger reported she has not heard many updates. They are still pumping into the system. “We need to have results. I believe they have to submit up to four (4) tests”. Commissioner Taber stated he have discussed with Craig regarding Patten Hill, and all test values are acceptable. They are pumping while they are on-site. 7,000-10,000/each day. Chlorination is active.

Meetinghouse Beach is part of the Eastman Pilot Testing. “Everything has been positive on run-time”.

PROPANE LEVELS:

Commissioner Auger reported that the levels are at or under 50%. Aren’t we on auto renewal? Commissioner Taber reported that they have monitoring monitors on the tank(s). Aquaman alerts us. I will inquire from our Supplier.

Commissioner Taber suggested we hold off calling Superior. We won’t make it to January. We need to make sure we are good to go for the rest of the winter. Commissioner Auger stated she will call Superior and find out what the plan is while they’re monitoring and what their delivery times are. Commissioner Taber reminded the Board that this is for the entire lake, not just one (1) house.

UPCOMING DATES – October 25th Annual Trunk or Treat (Run by donations only):

This event will be held at Meetinghouse Beach (Dog Beach). Commissioner Taber stated we need to make sure Bow is done by Thursday and we need it fully cleared by Friday.

APPROVE MEETING MINUTES: OCTOBER 2, 2025:

Commissioner Auger **MADE A MOTION** to approve October 2, 2025, Meeting Minutes as Amended. Commissioner Taber **SECONDED THE MOTION. ALL IN FAVOR.**

Amendment:

The meeting was opened by Commissioner Taber, not Commissioner Auger.

OTHER:

Commissioner Auger stated that a Resident had reached out to remind her that the Chairman position could run on a 6-month or 1-year rotation. She asked the Board if any of the Commissioners had an interest in becoming the Chairman and if so, they would need to Make a Motion. Commissioner Przybyla said he was fine the way it is. It was decided that the Chairman position would remain with Sara Auger for her remaining term.

Commissioner Taber reported that he met with the Auditor last night. The Audit is almost 100% complete. I will be working with Carolyn and reviewing back-up data for MS535, which is due so the tax rate can be set. We need to review data points on DRA's website. If everything makes sense, we can sign. Overall, we are over \$9,000.00-\$10,000.00. We had assumed we had money in our Water Budget. We need to determine what money we do have, did have, and be prepared for the future.

Commissioner Auger **MADE A MOTION** to allow the review of the MS535. If accurate, Commissioner Taber will sign and review. Commissioner Przybyla **SECONDED THE MOTION. ALL IN FAVOR.**

Commissioner Auger reported that she has received some driveway and water permit requests. She will review them and update further.

The Resident that requested one on Alpine, we directed them to our website. Commissioner Przybyla asked, "did we receive the required deposit(s)?" Will that be part of the conversation prior to water being turned on? Commissioner Taber stated he will be talking to Aquaman and the abutting party owner and coordinating the required information.

Commissioner Taber stated that next week, (21st) Capital Well will be doing the pump replacement at Mary Rowe Well.

This coming Friday, Aquaman is going to install the residential meters that Ferguson will be putting on site. Commissioner Auger stated she will put out a Notice to the Residents.

Commissioner Taber stated that he expects to hear back from Aquaman as to what curb stop(s) are scheduled? We are waiting for a couple more pieces. Patten Hill is in line to be completed next.

Commissioner Przybyla stated – “regarding the grading, next week – we need to be sure there is absolutely NO parking on the roads”. The Board agreed.

Regarding the leak at Spring Street - It was found this past Friday. It is under the Resident’s home. We need to get the cost from Aquaman to determine the cost for the Resident to repair. We will send out a Notice to the Resident once we know.

WATER DELIVERY:

Commissioner Taber reported that the operation of the Eastman & Mary Rowe wells should allow us to have water 24 hours.

Commissioner Przybyla asked, “does Bow have a back-up date in case it rains with regard to the culvert replacement”?

Commissioner Taber stated if we shut the road down, we will need to notify the Police and Fire Department so they know to set up an alternative route should they need it.

MAILBOX PAINTING AND REPAIRS:

The Commissioners and volunteers will be finishing the painting and trim work this weekend.

Commissioner Auger **MADE A MOTION** to adjourn the meeting at 7:16 PM. Commissioner Przybyla **SECONDED THE MOTION. ALL IN FAVOR.**

TIME MEETING ADJOURNED: 7:16 PM.

Sara Auger, Chairman/Commissioner

Date

Brett Taber, Commissioner

Date

Mark Przybyla, Commissioner

Date

Respectfully submitted by Lorinda Giarrusso, District Clerk.

Lorinda Giarrusso, District Clerk