



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

Thursday, March 5, 2026

In attendance:

Sara Auger (Chairman/Commissioner)
Brett Taber (Commissioner)
Mark Przybyla (Commissioner)
Lorinda Giarrusso (District Clerk)

Other people in attendance:

Melissa Taber

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

ANNUAL MEETING ITEMS:

Commissioner Auger stated that the ad was placed for the Annual Filing for Elected Officials which is open starting March 11th, through March 20th and an ad was placed for the deadline of filing Petition Warrant Articles which will be March 24th. We are going to need to place an ad, by next Friday, requested on March 9th for it to be in the March 13th Newspaper. The Budget Hearing will be on the 26th as well as the Bond Article Hearing for the Meetinghouse funding and if we're intending to generate a Warrant Article for Resident Metering. Commissioner Auger stated she was fine with these ads and dates. In April, we will need an ad for the Supervisor of the Checklist with the Annual Meeting date and information and when we can receive Absentee Ballots.

Clerk, Lorinda Giarrusso, stated she will contact Joyce Bosse to get the updated Supervisor of the Checklist updated voting list. We are still waiting for the approval of our meeting on April 25th at the Hillsboro Deering Elementary School. The application has been turned in. Once we have received confirmation, she will move forward preparing the ballots and any other information needed.

OTHER:

Commissioner Przybyla wanted to speak about changing the Beach Rules. He said it was brought up, last year, and he was bringing it up, again, in case we need to speak to it at the Annual Meeting because someone had reached out ensuring any animals were leashed, including service dogs. Commissioner Auger said that would be more of an open discussion. Commissioner Taber stated, if we wish to have it as a Warrant Article, at the Annual Meeting, we would need to have that information on the ad information for the public Hearing on the 26th so we'd reach that requirement of a public meeting. If we miss March 19th, we won't be able to do this year.

Commissioner Auger stated she felt this was more of a discussion item. It would be up to us to change the Rules. I don't think it needs to be a Warrant Article. If the other Commissioners do, we can talk about that. Commissioner Taber stated that General Rules has to be legislative body. We don't have the authority to change a Rule. Commissioner Auger thought we did, after a Public Hearing. General Rules have to have a public hearing first. Commissioner Przybyla stated he was fine either way he just wanted to bring it up to the Board, so we didn't forget about it. Commissioner Taber stated, "let's wait until the end of the meeting and discuss further and understand what Rules need to be reviewed and/or modified."

NBRC GRANT FUNDING TO IMPROVE WATER UTILITY EFFICIENCY: (Northern Border Regional Commission).

Commissioner Taber, we need to decide whether we want to apply and see if we fully qualify. It's Northern Border's Grant funding and Ferguson Co, (while helping us price out residential metering project), brought this Grant to our attention. They said on the surface, they felt we would qualify and could provide us with 10%, but "I feel we should at least fill out the application and show our interest and see where that falls and whether we qualify or not. Looking at their Map, we may be just outside of their window, but they may still consider us". Commissioner Auger asked, "how detailed is the application? What is the due date?" Commissioner Taber responded, he wanted to see what the Board's interest was before he found out further information, so he's not sure yet". The due date is open. "Funds can evaporate quickly, so it's worth exploring and picking a Vendor to move forward with". Commissioner Przybyla stated he was not opposed and if we could get 10%, that we would then not have to borrow, all the better. Commissioner Taber stated he will get more information and present it to the Board at our next meeting.

Commissioner Przybyla stated he was not opposed to investigating even if it's 10%.

Commissioner Taber stated he will supply feedback at our next meeting. Commissioner Auger stated she was fine with it.

FINAL SRF EXPENSES:

Commissioner Auger stated we have about \$88,000.00 left. Some items we had talked about before were –

- a. Purchase residential meters, collectors, meter pits or hardware. (depending on the quotes we've had from the three (3) vendors it could potentially cover half).
- b. HDP piping like usual connections for the unions, flushing hydrant connections for new service lines and curb stops for future road work or repairs so we'd have the materials on hand.
- c. Get another 10-20 acoustic detectors.
- d. If we're able to identify any other potential zones or placement of another zone meter pits and sensors that would better suit us and help us identify leaks.
- e. Purchase Equipment for excavation and repair for our water system. (tractor or excavator).

Items that are NOT eligible:

- a. Additional Media for arsenic filters.
- b. Walls – exterior or interior for Meetinghouse.
- c. Purchasing Media Vessels.

Commissioner Taber stated that this is due to close at the end of the calendar year or sooner, if we are not going to use these funds, so we can close out the Loan Agreement. The State is trying to give us a firm amount for our payment that will be due in November. I do have quote requests out for the additional hydrant monitors. I have requested Aquaman to give us quotes for 1-2 new zone meter pit and I provided examples of three (3) different areas when I saw Harold, last week. They had a suggestion of an area on Gould Pond Road for that unmeasured section. But, I am waiting for quotes that I can submit to the State, so they'll know that this is the direction we want to go. One example, for area that I suggested was the area of Huntington & Melody. If we're able to get two (2) meters in one (1) pit, Harold thought it might support that. Then, we could measure, on the Patten Hill zone, Huntington as a stand-alone road, and measure the balance of Melody and Bog, to the end of the line, as a stand-alone section and then the Patten Hill zone would still encompass Winter and the balance of Melody down to Gould. There might be some more around the Spring area Hillside OR just from the inside of Winter or Autumn towards Huntington & Bog Road, to be able to measure that section of road to the sand pit. I am waiting to hear on cost estimates.

It would be \$5,280.00 for another twenty (20) hydrant units. It's the same cost as we had before. This will cover all the hydrants for the District and probably provide three (3) or four (4) left as

spares and if we have any issues or need them for monitoring purposes during repairs, as well as if we go forward needing to add hydrants for monitoring purposes.

Commissioner Taber **MADE A MOTION** to approve the purchase of 20 hydrants in the amount of \$5,280.00. Commissioner Przybyla **SECONDED THE MOTION. ALL IN FAVOR.**

Commissioner Taber said he will submit this to Wright Pearce, so they get final approval from NHDES and then submit the request to the Vendor.

PROJECT UPDATES:

Eastman:

Commissioner Auger stated we are still waiting for an update.

Arsenic Notice Mailing:

Commissioner Auger reported that the Arsenic Violation was mailed out to all residents. She thanked all the volunteers who showed up to help with preparing the mailing. She also stated that she sent the certification into the State, and they acknowledged it and accepted it. Commissioner Auger stated that now that the arsenic treatment is up and running at Patten Hill, we should see better numbers moving forward.

Hummingbird Well Project:

Commissioner Taber reported that the ceiling board is all prepped with finish board. The heating system is installed. Waiting for the HVAC team for ventilation to come into the Chemical Room and Electrical room. Roofing material is due this week but due to impending storms it will probably be next week. The entry and interior doors arrived today. They will be installing them this week, depending on weather. They're putting together the final electrical portions, offsite, to get those going, and submission for well pumps have been submitted. I still expect it will be towards the end of March or into April to do the pump replacement. In April/May, they plan on cutting into the system distribution line in April/May as a rough estimate.

Commissioner Przybyla asked, "Wright Pearce needs to know if we do or do not want to continue with IOLTA? I agree with Wright Pearce that IOLTA has already done everything and has the knowledge and history of it. Commissioner Taber stated he was inclined to stay with IOLTA, also. It was the consensus of the Board to stay with IOLTA.

He will confirm with Wright Pearce that we will stay with IOLTA.

OTHER:

Commissioner Taber stated that at our last meeting, he Made a Motion regarding the Water Warrant. He has since recognized that the initial value to submit to the Town was off. He is making a new Motion:

Commissioner Taber **MADE A MOTION** for the Spring Water Warrant in the amount of \$319,995.00 to be issued to the Town Tax Collector for the Spring Watter Warrant. Commissioner Przybyla **SECONDED THE MOTION. ALL IN FAVOR.**

Abatement – Dormant Curb stops:

Commissioner Taber stated due to prior agreements, we have twelve (12) abatements needed for the Spring issue, as follows:

1. Eleven (11) abatements for dormant curb stops.
2. One (1) reduction due to a booster pump.

Commissioner Taber **MADE A MOTION** to Approve the Abatement Request and submit it to the Town Tax Collector and submit it with the Warrant. Commissioner Przybyla **SECONDED THE MORTGAGE. ALL IN FAVOR.**

Communication going out to residents regarding water bill:

Commissioner Taber showed the Board a letter he had composed giving communication to our residents about what’s coming in the water bill so they can see if ahead of time.

BEACH BIDS:

Commissioner Taber reported that we received the following bids for Beach Maintenance:

We had Gordon, Hawkins, Smith, Bouchard, Hall Construction and Taylor LaBelle Landworks bid. The amounts were as follows:

1. **Gordon Services**- \$99,600.00
2. **Bouchard Excavating** - \$16,976.55
3. **Smith Solution** – \$20,800.00
4. **Hall Construction** - \$9,770.00
5. **Taylor LaBelle Landworks** - \$12,782.00

We reached out to Hall Construction and asked, “Did it include sand? They told us, Twenty (22) cubic feet is included in their value - beach sand is included. Gordon has been notified that their

bid amount was way out of our budget and their bid would not be accepted. It was agreed that the Bid from Talor LaBelle is acceptable to receive because it came into our SPAM file as a HTML doc and had to be resent as a PDF, which Taylor did as soon as we asked them too. Commissioner Taber stated that the remaining bids are basically between just under \$10,000.00 and just over \$20,000.00 across the board. Commissioner Auger asked, what is their stormwater solution? Where does Hall want to put the dry well? - to the side or on the Beach? Brett passed out information for the Board to read that explained this. Commissioner Przybyla reviewed and stated Bouchard shows the drywell over the piping, at the edge of the Beach instead of collecting in the parking lot or stairs. It depends on how they re-slope that side. If it's sloped downward and redone in the Spring (after plowing) then it wouldn't collect there. Commissioner Taber asked if it showed fabric for erosion control? Commissioner Auger asked, "do we know about the sand with Smith's quote"? Commissioner Przybyla said it looks like he's including but we definitely clarify before we say yes or no. Commissioner Auger said we definitely need to reach out to Smith and Hall.

Commissioner Taber had a conversation with Ryan Hall but will reach out to him, again, and make sure where the drywall will be, and I will also reach out to Bo Smith about the sand.

OTHER

Our Office Lease:

Commissioner Taber reminded the Board that our current Lease Agreement is due for renewal in October. He is preparing the appropriate documentation needed so a new Lease can be prepared.

APPROVE MEETING MINUTES FOR FEBRUARY 19, 2026, and FEBRUARY 22, 2026:

A MOTION WAS MADE to approve February 19th, 2026, and February 22, 2026 Meeting Minutes as written. **MOTION SECONDED** by Commissioner Przybyla. **ALL IN FAVOR.**

OTHER ITEMS:

Emergency Response Plan:

Commissioner Taber reported that he is almost done putting this information together and plans on sending out to the Commissioners this weekend. If they all say it's good, then he can send it out this weekend.

MEETING DATE AFTER ANNUAL MEETING:

Commissioner Auger has set a meeting for Thursday, May 7th so we have a meeting after our Annual Meeting. Commissioner Auger stated she will update the list of meetings on our website.

OVERWATCH:

Commissioner Przybyla stated he is still working on the costing. I did talk to them and because we are so small, we are considered a High Value Target so that requires a different license. I can go into that in a private meeting as it involves cyber-security which has to be discussed privately. But one thing they recommended is that we hold on to the old domain, so nobody takes it and tries to impersonate us. I expect to be able to update the Board by our next meeting on the 19th. He expects to have answers on costs, the Grant, what it covers as well as licensing. Commissioner Przybyla asked, “do we want to continue .gov”? Commissioner Taber stated he did not know about costing and reiterated his concerns which are – will we be able to maintain access and/not losing history. Is David going to be able to stay on as our Webmaster and still have the ability to make changes or would it hamper him? Commissioner Przybyla stated “no” it won’t hamper him and the Grant will cover his costs and his labor to do the transition and coding. Commissioner Przybyla stated, “they will walk us through the process and will make it as seamless as possible”. This is why the Grant exists. Commissioner Przybyla stated he felt the Grant would cover us for 3-4 years. Cloud flare, for verification, is free. Commissioner Taber said he is fine, moving forward, if we can get these explanations addressed. Commissioner Przybyla will talk to Overwatch and David.

OTHER – NEW LEAKS:

Commissioner Taber said he had been alerted to two (2) water addresses he needs to advise on. “If, the Board is OK, with what I have for submission to the Residents, we can move forward without discussion, about values, or we can have a quick non-public discussion now”. These are for NEW leaks in the last three (3) weeks. Commissioner Auger asked Commissioner Taber to email the Commissioners a copy of the information on both new leaks so they can review. He said he would and they could then discuss it at the next meeting.

HUMMINGBIRD GENERATOR:

Commissioner Taber reported that they had not gotten back to him with clarification about the nuisance trips. Commissioner Przybyla stated, “he needs to get clarification”. Commissioner Taber asked, “since they live in the District – he needs to look at the models and see if he’s able to work on them. Does he need to get into control cards; does he have the ability to do that where it is protected?” Commissioner Przybyla will follow up on these questions. Commissioner Taber stated he will re-confirm with Wright Pearce about the generator question. Because it’s Kohler, not a Generac, we will need a separate Contractor to do the work and it will have an “X” period for a warranty for maintenance, as well. Generac was saying with access to programming, it’s limited based on the companies.

EASTER EGG HUNT:

Melissa Taber told the Board that Commissioner Przybyla and his wife, Jessica Salmond, have graciously agreed to take over running our annual Easter Egg Hunt. Thank you to Mark and Jessica! Further details will be given per egg stuffing and needs for the hunt.

SUR FINAL RETAINAGE NUMBERS:

Commissioner Taber stated he is working with Wright Pearce regarding SUR's Final Retainage Payment. Some funds don't add up to my math, and I am working to understand where the disconnect is. Most of it is when we shipped it from 10% to 2% retainage. Money into each different account doesn't flow with that adjustment and once I have that, I'll submit it to Wright Peace so they can submit to SUR for their final invoicing so we can close it out. We are within \$13,000.00-\$14,000.00 and we want to match it up and document it going forward and especially for our future audit.

BEACH RULE CHANGE:

Commissioner Przybyla asked to revisit to the Board about a Beach Rule Change regarding dogs being allowed on the Beach except for service dogs. Commissioner Taber stated that this guideline is reflected in our Beach Rules – 3.13 – Domestic Animals. Dogs are only allowed to swim at Burnham Park or Meetinghouse Beach. Swimming dogs must be leashed at all times and dogs must be in control of their owners at all times and they shall ensure, at all times, to pick up any litter or their dog's waste, immediately. Commissioner Taber stated we have had many conversations regarding clean water and contamination from urine and un-picked up feces. Although it is specifically stated that residents keep their dogs on a leash and clean up their waste, it does not always happen. Commissioner Taber did state that other Districts have restricted dogs. At this time, we don't have enough information to change to propose a change. Commissioner Przybyla stated a discussion was prompted because we took away the trash barrels. Commissioner Taber stated that the last Warrant Article at the Annual Meeting is for residents to speak with any concerns. It could be discussed then. We will do some research and if we find a rule change is needed, we could have a public meeting. The rules are constantly changing with the State regarding ground water, so we need to check with them also.

Commissioner Auger MADE A MOTION to adjourn the meeting at 7:38 PM. Commissioner Przybyla SECONDED THE MOTION. ALL IN FAVOR.

TIME MEETING ADJOURNED: 7:38 PM.

Sara Auger, Commissioner

Date

Brett Taber, Commissioner

Date

Mark Przybyla, Commissioner

Date

Respectfully submitted by Lorinda Giarrusso, District Clerk.

Lorinda Giarrusso, District Clerk
