



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, March 19, 2026

In attendance:

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

Other people in attendance:

David Landry
Christine Landry

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 Reported that the newspaper ad for the Loan/Bond Hearing & Budget Review has been completed. [The Budget Hearing will be on March 26, 2026 @ 6:30 pm at the ELVD office.](#)

In April, we will need an ad for the Supervisor of the Checklist showing the Annual Meeting date and information and when we can receive Absentee Ballots. Clerk, Lorinda Giarrusso stated she will prepare the Ballots and Absentee Ballots and will send them to the Commissioners for their

review and sign-off. Commissioner Taber stated we will need to have the newspaper ad, announcing the Annual Meeting Date, in the newspaper by April 18th. The Messenger newspaper ad request will need to be sent by April 13, 2026.

Clerk, Lorinda Giarrusso, stated she did contact Joyce Bosse to get the updated Supervisor of the Checklist updated voting list and was able to get the updated voting list. We have received the approval of our meeting on April 25th at the Hillsboro Deering Elementary School

*As required by RSA 657:1(c) the clerk's office shall be open to receive applications for absentee ballots, to provide voters the opportunity to complete absentee ballots, and to receive returned ballots on the day immediately prior to an election at a minimum from 3:00 p.m. to 5:00 p.m. The Clerk will be at the District office from 3 p.m. – 5 p.m. on April 24th if you would like to complete an Absentee Ballot. Please email her at clerk@elvdnh.com if you wish to come to the office and complete an absentee ballot. If you wish her to send you an absentee ballot, or email her and she will send you one, but it must be returned, in the mail no later than 4/24/26 or returned in person at the ELVD office. **Anyone completing an Absentee Ballot must a registered voter and live in ELVD.***

Clerk, Lorinda Giarrusso, reported that no one had reached out to apply for the open District Official positions other than the names listed below. The information that will be on the official Ballot, at the Annual Meeting, is as follows and other positions being served, currently, are listed below that.

OFFICIAL ELVD POSITIONS APPLIED FOR IN 2026

(will be on the Ballot at the Annual Meeting ON 4/25/2026)

<u>TREASURER</u>	1-YEAR POSITION	CAROLYN RENKEN
<u>DISTRICT CLERK</u>	1-YEAR POSITION	LORINDA GIARRUSSO
<u>COMMISSIONER</u>	3-YEAR POSITION	BRETT TABER
<u>MODERATOR</u>	2-YEAR POSITION	JAMES RIDDLE
<u>COMMISSIONER</u>	1-YEAR POSITION	OPEN

Loan requirements as related to Warrant Articles being required:

Commissioner Taber reported that he sent an inquiry to Justin to clarify funding on our Bond Warrant Articles. NHDES sent back paperwork taking a loan on. Once we sign, they can take it to Governor Counsel. This is required because it is over \$100,000.00

Because we took out \$300,000 in ARPA from the Meetinghouse project warrant article and moved over to the Hummingbird well project warrant article. Do we need to do another Bond Article for the replacement need of \$300,000.00 to again support the meetinghouse project. Discussion occurred between the Board members regarding if a new Bond article is required or if we are already approved based on the loan amount still less than or equal to the original warrant article value of \$1.26M.

Commissioner Przybyla asked, “what are the State’s rules on electronic signatures”?
Commissioners Auger said they did not know as they have not used electronic signatures in the past.

Commissioner Taber stated, “either way, we are not sending the paperwork back for another week or more. I expect we’ll have an answer from Legal. It would possibly be included in the May cycle for Governor’s Counsel.

OVERWATCH/WEBSITE:

Commissioner Przybyla stated he had no update on the actual costs, yet. He stated he will reach out to them, again. He also stated that he has received multiple emails from the State regarding cyber security.

SCADA:

Commissioner Taber reported that the Scada sensors and components were for the Eastman well supply water operation. Hummingbird now has additional components and the shower and generator, flood alarm and smoke alarm. None of these were part of the original quote. I asked Kyle, of IOLTA Electric, for a quote and then I will send that to the State and add to the other Project Scada submissions. The cost of sensor(s) was included.

Regarding Patten Hill, 789, the Tank Building, and Meetinghouse – for each location – “Do we approve these, at all, OR wait until the and the State acknowledges it can be included?”

Commissioner Taber **MADE A MOTION** to accept a Bid from Kyle & I/O Electric for additional sensors pending financial approval to be applied again open project funding.. **MOTION** **SECONDED** by Commissioner Przybyla. **ALL IN FAVOR.**

Generator Maintenance:

Commissioner Przybyla said he did speak to the company bidding and he assured me that he does have the ability to work on all electronics for existing generator(s). Commissioner Taber stated that Generator Plus’s service rate for a standard year, for two services a year (a Minor and Major)

are \$800.00 - \$1,000.00 less than our current provider, Powers Generator. Commissioner Przybyla stated that cost-wise, the possible new company is “local” and responding to an emergency would be much easier and faster. Commissioner Auger stated she was “OK” trying the new company. Commissioner Taber stated that regarding the line item on the Budget – leave same value because of new fuel costs. They’ll also be additional costs for moving the generator at Eastman. Hopefully, we’ll break even.

Commissioner Przybyla **MADE A MOTION** to enter into an Agreement for twelve (12) months with Generator Plus starting in April. Commissioner Auger **SECONDED THE MOTION. ALL IN FAVOR.**

Commissioner Auger will reach out to Powers Generator so they don’t schedule anymore work.

FINAL SRF Expenses/Retainage:

Commissioner Taber stated that regarding these quotes, he had a conversation with Aquaman about zone meter pits. He reiterated the discussion from last week’s meeting, identifying certain District areas: They had a suggestion of an area on Gould Pond Road for that unmeasured section. One example, for area 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 and Hillside or just from the inside of Pineglen on Gould towards Huntington & Bog Road, to be able to measure that section of road to the sand pit. Pine Glen to Bog Road would be measured and we would still have to do the reverse math. Would we want to do this Summer while funds are available?

The State approved the acoustic flushing hydrant sensors from TI Sales. They will be delivered by TI. We are waiting for the invoice. If these noted add on project on projects are approved and completed this summer. I expect it to be close to \$20,000.00 of the final available funds not fully consumed.

Commissioner Taber stated he is trying to push Aquaman for answers and getting the work done. He advised the Board and all meeting members/attendees that they were busy this week, fixing a leak which should save us 5,000 gallons/day and getting Eastman online.

HUMMINGBIRD BEACH:

Commissioner Auger stated the answer from HALL is that “sand is included in the bid.

Commissioner Taber stated that the answer from HALL regarding the location of the drywell, is that it can either be in the center or the right side of parking. It will be our preference.

Commissioner Auger asked, “will we be able to drive over it? Will it be metal? Structural will not work. It may be the same rules as doing a culvert.

Commissioner Auger stated we would have to review vegetation, swale(s) and working with the natural landscape. Smith Earth Solution follows DES guidelines. Commissioner Auger stated that the cost is about \$1,000.00 more than the insurance money we received. Commissioner Przybyla said he was fine with Smith doing the work. It would be a natural remediation.

Commissioner Auger **MADE A MOTION** to enter into a contract with Smith Earth Solutions for \$20,800.00 for the repair of Hummingbird Beach and Parking Lot. **MOTION SECONDED** by Commissioner Przybyla. **ALL IN FAVOR.**

Commissioner Auger stated she will notify Bow at Smith Earth Solutions.

Commissioner Taber stated, if the previous Application is not able to be used, now, we may have to submit a new application.

PROJECT UPDATES:

Eastman:

Commissioner Taber reported that Kyle & Aquaman have continued working on Scada to transition over. Both are aware of what needs to be completed, and we are waiting to hear that all items are getting completed. Eastman has to go online before the Hummingbird well pump is replaced. Mary Rowe will be offline once Eastman goes on. Commissioner Auger stated it will be a dual purpose.

Commissioner Taber clarified that at this time in order to focus on the Stand alone treatment of the Eastman well, testing of comingling water from Mary Rowe well site and the Eastman site will not occur for this purpose due to time constraints and unknown factors if the media would fail prematurely if the water sources were mixed prior to their own specific treatment process.

HUMMINGBIRD WELL BUILDING:

The mechanical, plumbing, electric and piping are all in progress, now. The trench for the electrical conduit is in place. We should be good by the end of the month. During the timelines of the well-pump replacement, the building electrical and internal plumbing piping will be in

operation status and allow the building to run in a Bypass flow back to the distribution system. Basically the same as the process flows through now, but it will be through the new building.

Regarding the backflow, the system “burps” which would inject inside the building. We are investigating methods for the water removal if needed.

I am waiting to **hear from Wright Pearce and Wickson regarding load impact and putting a VFD (Variable Frequency Drive)** and if it will support it OR they’ll ask to go to a commercial one for approximately \$40,000.00. (currently \$20,000.00). Part of the well pump replacement was an acid clean of the well so we can get clean samples. That was going to add 2-5 days. Without Eastman, we’d have to truck water in every day. Historically, the well has not had high metals. Bedrock wells don’t. Do we still want to have a cleaning or waive the cleaning. The Board discussed.

Commissioner Taber **MADE A MOTION** regarding the Hummingbird Treatment Project that we advise Wright Pearce to waive the cleaning. (Not having the cleaning saves a week’s down time). Commissioner Auger **SECONDED THE MOTION. ALL IN FAVOR.**

Wright Pearce sent in Final ARPA disbursement for the Hummingbird well project. I am following up with Wright Pearce pm on Meetinghouse. ARPA funds expire in June. (\$20,000.00/\$30,000.00). We need invoices so we can receive funds.

Patten Hill (7,8,9):

Commissioner Taber reported that the heating system is installed. Rhymes came today. It will take about 1-2 hours to install the tanks. Derek Dumais will come back when we are ready to start and become operational.

EASTER EGG HUNT:

The District Egg Hunt will be held on April 4th at Patten Hill tank building lot. An egg-stuffing date will be announced, soon. All volunteers will be welcome. Please don’t forget to sign up if you want your children to attend. You can contact Jessica Salmond at 916-225-0023.

ROADS:

Commissioner Auger stated that the roads are very bumpy. Commissioner Taber stated that over the last 2 weeks he has put out orange cones to identify the really bad areas. Commissioner Auger stated that the ground is still frozen and we need to put some gravel down. Commissioner Przybyla stated that a Resident reached out stating that there appears to be another sink hole on Red Fox to Ravenhead. Commissioner Taber reported that Stephen had reported he would be out this week, working on the roads, but he had not seen him yet. Commissioner Przybyla reported that a local gravel company is not delivering due to road load limits. Commissioner Auger stated

that “our Road Contractor needs to figure this out and communicate to us what he finds out and what he can do, and when”.

OTHER:

Commissioner Auger reported that we have received a quote for \$8,000.00 more than our current yearly contract. There are more services included. He is asking for monthly payments. Commissioner Auger commented that the amount wouldn't throw off our Budget. We have a sixty (60-day) clause to exit with Bouchard.

Commissioner Taber noted that we have already paid February and March's invoices. March starts the new annual cycle.

A sixty (60-day) window puts us into May – equates to a twelve (12-month) rolling average. Commissioner Auger stated “she felt it was worth it for winter. (57,500.00 was paid in March. There is a \$138,800 balance). This could possibly place the budget higher by 20,000.00 - \$30,000.00 more this year.

Commissioner Taber stated that we need to put it into the Budget BEFORE Annual Meeting. We've never had Bouchard adjust price. Commissioner Auger stated, “the service improvement would be worth it.” Commissioner Taber stated, “we still have two years open”. I feel we should consult with Legal. Commissioner Auger stated “no”. The clauses have already been reviewed by Justin. Commissioner Taber asked, do we have to give any legal clarification? 60-days' notice brings us to May 19th. Commissioner Taber felt it was warranted to pay \$200.00 for Justin to review, then go ahead. She did state that she had Mr. Bouchard sign all the clauses, when he signed the Contract. She also stated that if the amount is pro-rated, it would be less.

Mr. Landry asked, “Are we over the \$35,000.00 on the Budget Line? Commissioner Przybyla stated we must make sure Justin looks at it. Commissioner Auger stated we will have Justin clarify this.

Commissioner Auger **MADE A MOTION** to terminate the current contract with Bouchard Excavation with a 60-day Notice being given and enter into a new contract with Smith Earth Solutions on 6/1/2026 for a period of one (1) year. Commissioner Przybyla **SECONDED THE MOTION**. Commissioner Taber **ABSTAINED**.

APPROVE MEETING MINUTES FROM THE 3/5/2026 MEETING:

A MOTION WAS MADE by Commissioner Auger to approve the 3/5/2026 Meeting Minutes as written. **MOTION SECONDED** by Commissioner Przybyla. **ALL IN FAVOR.**

OTHER:

Commissioner Taber stated our Accountant has not sent us an Engagement Letter for our 2025 Audit. Once we have the proposal and it is approved, he will complete the MS60 ("Report of Locally Elected Auditor(s)") on the DRA and now we have it to review and have it available for our Annual Meeting.

Legal Agreement:

The lawyer's Accountant's hourly fee will be increased from \$175.00/hr. to \$200.00/hr. Commissioner Auger signed the Engagement Letter as Chairman of ELVD.

Emergency Response Plan:

Commissioner Taber responded he is still working on this. There are some new elements he is reviewing. He will update us at the next meeting.

Lake Levels:

Commissioner Taber stated he will be raising the lake level in the months of April and May. We will need to re-do all the dam boards. He will reach out to Goss Lumber to get the needed materials prior to loading into the Dam.

Picnic Table:

Commissioner Taber stated that prior to the beaches opening, he wanted to ask the Board where they would like me to place the new picnic table. It was decided to place it at Hummingbird Beach, once it is repaired.

Dead River Propane:

Dead River had reached out and will provide quotes and give us answers to our questions next week. Commissioner Taber stated that last time we changed propane companies, there were costs for every site transfer, tanks, etc... Currently it is \$2.49 per gallon. All the fees chew it up and cause more expenses.

32 Deerpoint:

There is a home being built at this address. Commissioner Taber asked if a driveway permit had ever been issued. Carolyn Renken looked it up and a driveway and water permit were issued, originally. This message will be provided to the Hillsboro Building Inspector.

SUMMER MAINTENANCE:

WRO Landscaping was awarded the bid and have reached out. Pelkey’s old agreement draft should be on Google drive or Sara will share with Commissioner Taber. Commissioner Taber will complete the needed draft and share with the Board. The contractor already sent in the insurance form. Commissioner Taber noted that he did request the final installation to be shorted \$1,000.00 for clean-up as a Stop Gate measure until the Oct./Nov. timeline or the fall clean up is done.

RESIDENTIAL METER PROJECT:

Commissioner Taber stated that we may need to draft a Warrant Article. He has reached out to Randall Suozzo. The State is unable to give funds. He asked the Board, “do we still wan to open up one, anyway?” There will be no cost OR we don’t submit and wait until next year? We need to know this answer before next week’s meeting. Please give me an answer.

He reminded the Board that there is possibly private funding through the NH Bond Bank. We could apply for it next year. We could do the engineering homework and do our best on costs.

Financial Note:

Based on the recent property valuation review, the District’s total valuation will be planned using the following value: \$163,377,700.00. Last year it was under \$93,000,000.00.

OTHER:

David & Christine Landy addressed the Board and asked if they could explain why, it appears there is a huge increase in the land and property values at ELVD. Commissioner Taber and Commissioner Auger noted that we have seen some small growth in the District over the last several years. With that comes Water connection permits being issued. If ELVD were to fully restrict growth and development in the ELVD by means of not issuing water connections, it is likely that that the State will issue permits. for their own private wells by waiving setback requirements which go into the same water aquifer.

It was changed in 2022/2023. We’ve only had a few applications over these recent years. We continue to watch water uses, loss and trends of the Water volume. There is currently new construction on three (3) properties - Deerpoint, Emerald and Spring:

1. Already have a water connection
2. One had the connection made during the Roadway project
3. One is brand new.

We are still dealing with other leaks, but we are finding them faster and getting them repaired quickly.

HUMMINGBIRD BEACH:

Mr. Landry asked when the work will begin on Hummingbird Beach? Commissioner Auger stated that the permit should take five (5) days. We are planning on using the old permit or re-submit for a new one, if need be. Commissioner Auger stated she will reach out to the selected Contractor. I expect work to begin, at least by the second week of May. Definitely before Memorial Day. Commissioner Taber reminded us that we are now in mud season (February-May), but we will get the load limits so we will be OK with the part of it. Mr. Landry stated, “if the current Contractor signs off, that should give Smith an incentive”. I’m excited to get the Beach done and have a new Road Agent.

Commissioner Auger MADE A MOTION to adjourn the meeting at 8:00 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
