



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

Thursday, April 16, 2026

In attendance:

Brett Taber (Commissioner)
Mark Przybyla (Commissioner)
Carolyn Renken, Treasurer
Lorinda Giarrusso (District Clerk)

Other people in attendance:

Melissa Taber

Roll call of officials completed. The meeting was called to order at 6:31 pm by Commissioner Przybyla. We had a quorum.

Public Comments:

None

ANNUAL MEETING:

Commissioner Taber stated that our Annual Meeting is scheduled for 4/25/2026. The voting starts at 10:00 am and ending at 12:00 pm and the Meeting starts at 12:30 pm. A copy of the Warrant Articles was shared with legal in case he has any feedback, prior to the meeting, so we can be ready with questions, if necessary.

Commissioner Taber stated that our current Checklist provided by the Supervisors remains active. The Annual Reports have been completed, and he picked them up today. " I will post and put some out at the mailbox for residents. I'll check, every day". He also reported that the MS- 636 (Budget) and Warrant Articles are posted at the School and this was done on April 9, 2026. It's on the windows of the building so it's visible for anyone walking up to see.

Clerk, Lorinda Giarrusso said she will confirm that all items previously requested will be ready and available, and in place the morning of our Meeting (i.e. – chairs, tables, podium, etc...). She also showed

the Board the Final Ballot, Absentee Ballot and Warrant Article 2 and 3 for their review and approval so she can make the final copies for the Meeting. Melissa Taber offered to help with copying. She has not heard from anyone regarding doing an Absentee Ballot, yet, but she keeps checking her clerk email.

HUMMINGBIRD BEACH:

Commissioner Przybyla updated the Board regarding the Shoreline Permit. The State did receive it on Monday to amend it. We have heard nothing back, yet. Commissioner Taber stated he checked on the State's website for any updates, but currently there are none. He'll continue to check. Melissa Taber asked, "Why did we not start this process over the wintertime to get this permit? Why does it seem this is last minute. Why did we not get going with this sooner? Why does the Board wait so long?"

Commissioner Przybyla replied, "number one, we had to put it out for bid, and we wanted to see what the storm water and road conditions would be with an individual contractor. There are a lot of options, and we needed to know this information to be able to accurately put that information in the application so it can be amended and if whether or not we need a Dredge and Fill Permit. We can't put in a blank application".

Commissioner Taber stated, "yes, we could have put the application in earlier". The Contractor could not have started work until, the earliest, this month as the ground is still frozen. We are still on track to be completed by the middle of May. We are not behind."

Commissioner Przybyla stated that when we were discussing a dredging permit, we recognized that it is the longest permit approval time. Hopefully, we only need the Shoreland Permit. The Shoreland Permit should be only a matter of days.

Commissioner Taber stated, "I'm hoping by tomorrow". I'll reach out tomorrow. The quote is accepted. We've already approved the Contractor and the work. We need to have the Contract signed. If we need to have another special meeting for the Contractor to sign, we can do that.

ROAD WORK:

Commissioner Przybyla stated we need to talk about transition. The current Contractor, Bouchard, came back with a quote for additional road work. We agree, he's already done the pothole work.

Commissioner Taber stated he has no concerns for paying the invoice for the pothole work and trucking of water. Commissioner Przybyla agreed. Commissioner Taber stated, "I believe we have a disagreement as to what services should be provided and what he's willing to do or be reimbursed for, if he does a particular service. The difference of opinion is the winter work vs. the spring /summertime work. The Contract renewal date does not even start until March 1st of each year. With that said, my personal opinion is not to have him do the grading at his rate. I've reached out to another local contractor that used to do our roads, and he estimates 24 hours of work. His rate is \$150.00/hour (including fuel) so that's about \$3600.00. It is less than what we are being quoted for by Bouchard. If I give the other Contractor two (2) weeks' notice, he'd be able to schedule that work. Commissioner Taber stated that Commissioner Auger had sent in a comment about Bouchard's quote. We just have to make a decision and then notify Bouchard.

Commissioner Przybyla stated, “sometime during the interim transition, we are going to have to do a grading. He asked, “if there is a Contractor – cheaper, we should move forward.

Melissa Taber asked, “how much was Bouchard’s quote? Commissioner Taber stated, **\$6,753.00**. He’s estimating a week’s worth of work, and it also includes a fuel surcharge because the cost of fuel has gone up. Commissioner Taber stated, even if the work ends up taking 40 hours vs. the estimated 24 hours, with the proposed, interim Contractor, “it’s still a \$1,000.00 less than what Bouchard is asking for”. This gives us some flexibility on how to approach before jumping in. It gives us interim work at a lower rate. It would be costs that we can cover or slightly increase the Budget. Commissioner Przybyla stated he felt the hourly rate is better. Bouchard is a flat rate.

Commissioner Przybyla stated that the interim Contractor should review the roads. Although the main roads are drying out, there are many roads that are very muddy and still may be frozen so grading them, now, would not help, but we need to identify where they are and be ready to be graded. Commissioner Taber stated, “if we make it to the first week of May, before grading is needed, we can carry into June with the new Contractor. If we need anything, other than that, as an intermediate, we could potentially use a trailer to put down some material and get a tractor, for the weekend, with a cost of approximately \$1,000.00.

Commissioner Przybyla stated, why don’t we reach out and get some quotes and maybe they can offer a hybrid option – I can do his road at this amount and do the muddy roads, at this amount, and tell us how they would do it. Commissioner Taber stated he felt the proposed Contractor, we just spoke about, can utilize our needs and he has done our roads, before, so he is very familiar with them. We can manage short-term issues, for one or two days, and that will help the Budget as we transition to a new Contractor.

Commissioner Taber **MADE A MOTION** to reject Bouchard’s extra quote for road grading of **\$6,753.00** and to pay his invoice for material trucking and fuel charge and to solicit an Alternate Contractor for any roadwork we may need prior to 6/1/26. **MOTION SECONDED** by Commissioner Przybyla. **ALL IN FAVOR.**

The Town of Hillsboro lifted their road load limit on April 6, 2026, for Emerald Lake.

APPROVE MEETING MINUTES: MARCH 19, 2026, MARCH 26, 2026, AND APRIL 2, 2026.

Commissioner Przybyla **MADE A MOTION** to approve the 3/19/26, 3/26/26 and 4/2/2026 meeting minutes as written. **MOTION SECONDED** by Commissioner Taber. **ALL IN FAVOR.**

OTHER:

LAKE LEVEL:

Commissioner Taber stated he is hoping to have a plan, next week, as to what our plan will be. We are waiting to hear about the permit for Hummingbird and then a conversation with the Contractor. The reason for that is how quickly he can pull in and reclaim the sand for the Beach before we start raising the lake. After that, the new dam boards have been made and should be going in, in the next couple of weeks. The intent is to be at level by the third week of May unless there is a considerable drought right off the bat.

Commissioner Taber reported that he received an Alteration Driveway Permit, this week, for 58 Emerald Drive. They are looking to modify it with permeable pavers which may impact the shoreline area. “My main concern is, I believe they will need a Shoreline Permit from the State prior to any work. They are one of the homes on the lake. Commissioner Przybyla reviewed the permit request. It’s within 100 feet; definitely 250 feet”. Commissioner Taber stated, short of any gross issues on the site visit, I would move to make a Motion to approve the Permit subject to the issuance of a Shoreland Permit and no negative impacts or they would be noted on the Permit prior to being completed.

Commissioner Taber **MADE A MOTION** to approve and issue the Alteration Driveway Permit (Map 16, Lot 285), at 58 Emerald Drive. Said Permit will be subject to the issuance of a Shoreland Permit and no negative impacts or they must be noted on the Permit prior to being completed. Commissioner Przybyla **SECONDED THE MOTION. ALL IN FAVOR.**

Commissioner Taber stated he got a copy of the Driveway Permit for the construction on Alpine Way. They missed getting the culvert installed over the winter. They need to get the culvert done. With all of the rain and runoff, the water is starting to track into the roadway because there is no ditch line there. Before the Board incurs any costs, they need to get the culvert done. I will discuss with them to clean up the ditch line.

Robert has requested a new office chair for the office. The cost should be \$30.00-\$35.00. Commissioner Przybyla said “OK”.

Commissioner Taber **MADE A MOTION** to purchase a new office chair under \$35.00. Commissioner Przybyla **SECONDED THE MOTION. ALL IN FAVOR.**

Commissioner Taber wanted to remind the Board that our Office Software is coming up for renewal. (MacAfee, Norton...).

PATTEN HILL:

Commissioner Taber reported that the Final Loan Agreement for the Patten Hill completion needs to be signed. Treasurer, Carolyn Renken signed, tonight, and we will have to collect Commissioner Auger's signature so this can be submitted to the State, and they can formalize the closure of that Agreement.

OTHER:

Commissioner Taber stated, "since our Audit has now been received, I can get copies out to the NH Bond Bank and NHDES and any other Agencies that require it every year".

Commissioner Taber stated we should make sure and get the Port-a-Potties for the Summer. They're usually delivered by May. We've used Americal Guardian out of Henniker. They are local and have done a good job keeping up with them in the past. Commissioner Przybyla said he would call the company. We will ask for two (2): a Handicap potty at Meetinghouse and a standard potty at Emerald. We will also make them aware that we will need another one once Hummingbird Beach is completed.

Commissioner Przybyla reported that there is a resident on Pine Glen that Commissioner Auger has been in communication with over the last year. We have to look into the road. There is a run-off issue caused by erosion forcing water onto the road. We need to do a follow-up with the resident.

Commissioner Taber stated we should be able to put in a swale either before and/or directly after the driveway and that should minimize how much water is flowing in that area. Commissioner Przybyla stated, "one of his neighbors did the exact same thing. Who did the work? Was he approved properly? We need to find a solution by summer. We will need to do a site visit and have a discussion with the resident".

Commissioner Taber stated that last week, the State had a lot of updated webinars talking about project updates and funding sources, timing of projects, etc... for clean water/storm water asset management, The State is no longer offering grants for Asset Management programs. They are offering free engineering technical services so the conversation that I had with the State Rep concerning the clean water program was to see if we could use that type of resource for doing our next inspection of all of our culvert system. Wherein we did an initial one, it may or may not have been at the level of an engineering evaluation so possibly we can solicit them to do a new one. Ideally, we are supposed to do a new inspection every two (2) years. If we look at a list of say 12-20 items that are the most pressing, highest ranking of needing improvement, maybe we can have those engineering evaluations and potentially develop a repair or replacement program. If we have any erosion control areas – the culvert system at Hummingbird Beach,

the culvert system at, or lack thereof, at the Meetinghouse area, putting in a pre-application for planning may cover up to 50% of \$100,000.00 for planning purposes or possibly \$100,000.00 for 100%. I will check.

There are definitely some opportunities. All of them require pre-applications which show our interest. Some of those I'd like to put in for, especially, is for resident meters as we are looking at that for Bond Articles. If we get on the list and are selected, we have a reasonable chance of being selected.

Next year the funds are, especially because of the State and Federal challenges with funding, funds are dropping off. Not to zero but zero compared to where it's been the last five (5) years. This is our last good shot at getting on the list of projects over the next two (2) years.

Commissioner Taber **MADE A MOTION** for a new Vote of Authority to authorize Commissioner Mark Przybyla to be the signer of the pre-application for Vote of Authority for soliciting the Clean Water, and Storm water pre-application towards Asset management, engineering technical support, a pre-application for drinking water for SRF funding for resident meters and a pre-application for planning project for Clean Water/Stormwater erosion control. **MOTION SECONDED** by Commissioner Przybyla. **ALL IN FAVOR.**

Commissioner Taber said he will draft these up so Commissioner Przybyla can be the signer and we approved them per this meeting. We still have until June 1, 2026, to get these applications in.

I want to check on our last Energy Audit because they offer another program, up to \$50,000.00 of construction costs, up to \$250,000.00, to implement energy improvements for your Energy Audit. I'll provide feedback at future meetings.

HUMMINGBIRD GENERATOR:

Commissioner Przybyla asked if there were any updates? Commissioner Taber reported that the submitted generator is not approved yet. Wright Pearce is still kicking that back. The main thing that they are hanging on is needing either to be a certain electrical verbiage to support the harmonics or it's a steady source load with everything going in or can the Contractor provide a Load Certificate, with everything loaded, that the generator can support it. Short of approving the 27 KW generator, if that can't be approved, the next generator is going to the 35 KW generator which is approximately an additional \$25,000.00 and annual maintenance.

Commissioner Przybyla stated that I believe the brand name is Schneider instead of AAV. AAV is much better to deal with especially due to maintenance and programming. "Pretty much the specs that Wright Pearce gave you. We want to prevent nuisance trips, due to the harmonic. You have a single-phase generator. You're going to need a Three-Phase VFD outlet with a three-phase motor, so there is a mismatch. Commissioner Taber stated, "to that point, I have asked, numerous times, "what is the maximum load for the building. If everything goes on at the same time, does the generator have enough to do that? Ultimately, yes, it's almost 2 times the wattage and the amperage that it needs.

Every electrician that we talk to says "yes, yes, this is going to work except for the Engineering firm on their standards. The Electrician has also said that if we go to the next higher generator, now with the load against the generator – it's less than a 1/3rd of the generator's capacity and you have fault kickouts

because it's an underload. I'm trying to get some assurance that we can have power without intermittent faults.

Wright Pearce stated, "If we can't get the generator approved, do we go back to a single-fit phase pump without a VFD but having a motor start controller? So, that option is on the table to stay with the 3-Phase because of the water hammering on the system. I don't know what level of water hammering would still be present with a single phase and the start controller, but this is an option which would allow us to move forward.

Commissioner Przybyla asked, is there any way to get the Electricians to sit down and hash this out because I reached out to an Engineer at Wright Pearce and he said that is what we should do if the harmonic abounds.

Commissioner Taber stated these are the challenges. We have some additional electrical components, and the cabinets are pending approval of submission, so all of that is still not in. We're trying to get that organized. The sections are good. Because the submittal was one (1) package they rejected the entire submittal. The rain barrier gravel and loam went down on the site. The additional boarding and siding are going up this week. The doors are on and that's all coming along. Next week, the fuel tank for the generator should be delivered. I'll talk to Rhymes. Instead of them taking the single barrel away, what would the process be to getting that moved over to Eastman? The generator that's on site at Hummingbird now, we want to develop that for Eastman. The first of May is the goal to be done by, but they still have a lot to do.

Carolyn Renken asked, "Is the electrical in yet?" Commissioner Taber stated "some". Eversource still has to come in. There is no meter across the road yet, but everything is approved and permitted to be able to lay electrical. We can't swap out the well pump until we have electrical in the building and have the VFD control even if we don't have a generator still operating off the normal 120. We still need those in place before we pull the pump.

Commissioner Taber stated these are the final pieces - the final electrical, the generator, the final tie-in to the distribution system, and the final plumbing of the media vessels. A Change Order is in place because the media vessels are not available from Meetinghouse to go into Hummingbird. We are seeking quotes from other contractors for new vessels and then we can see how much that will cost for the vessels and installation so the system can be operational for treatment even without a generator.

EASTMAN:

Commissioner Przybyla asked what is the status on the sampling?

Commissioner Taber stated, he asked today and was told "from the last sampling, when they had to shut down their process, they have not been back to follow up on the water discoloration and having the water discharge into distribution". I'm waiting to hear back on their timing because that's another element on the timing of the well replacement at Hummingbird.

We must not shut down Hummingbird down until we have Eastman supplying water because of my fear of having to truck in water. I want to stay away from that as long as we can.

Commissioner Taber stated, I'd like to remind our residents – “PLEASE DO NOT FILL POOLS OR DO ANY OUTSIDE WATERING WITH DISTRICT WATER. WE ARE JUST STAYING ABOVE GRADE FOR NOT HAVING TO TRUCK IN WATER. I’M SEEING OVERNIGHT FLOWS INCREASE. IF YOU DO, YOU WILL BE ASKED TO PROVIDE EVIDENCE OR FACE STRICT FINES. WE DON’T WANT TO DO THAT, SO PLEASE HELP US.

PATTEN HILL:

Commissioner Taber reported that Aquaman did not pick up on it, but one of the PH sensors is faulty or there’s something going on because when I first looked at the screen it was 0, making it less than 1. Commissioner Taber stated, yes there was a defective PH sensor, and Aquaman was working on getting a new one. Commissioner Przybyla stated that he saw water on the floor and around the pipes. “Why didn’t they notice? Commissioner Przybyla stated, “I am disappointed”.

Commissioner Taber stated that there are a variety of things with regard to the Hummingbird site that we are saving for other sites. Fencing, for example, which will be used at Patten Hill towards securing that area. When it comes to the point that we are moving the generator, electrical, well pump and the piping sticks, I'd like to do it in coordination with Wickson. I'd like to have the authority to rent a small tractor or a small dump trailer for moving that equipment, on a particular weekend, to support building infrastructure for Eastman and while we have it, the Hummingbird well project and get other things done around the District that would need this type of tooling. For the Meetinghouse Beach, riprap for drainage (it got washed out last year) and basically covering projects and we can get a bunch of other things completed.

Commissioner Przybyla asked, “what line item would this come out of on the Budget? Commissioner Taber stated that because the equipment would be used for moving the generator, it would be from source water for Eastman or from Patten Hill. There will be no increase. That’s why he wanted to have this discussion before he made a Motion. We will coordinate materials and time to do it. Commissioner Przybyla stated he just wanted to be sure this would not change any Budget numbers as the Budget has been finalized for the Annual Meeting.

Commissioner Taber **MADE A MOTION** to approve the rental of tractor and/trailer equipment as necessary to facilitate Hummingbird equipment moving. **MOTION SECONDED** by Commissioner Przybyla. **ALL IN FAVOR.**

OVERWATCH

Commissioners Taber and Przybyla discussed this status at length. It was decided that we would table this until such time as we have more information on costs.

Commissioner Przybyla **MADE A MOTION** to adjourn the meeting at 7:33 PM. Commissioner Taber **SECONDED THE MOTION. ALL IN FAVOR.**

TIME MEETING ADJOURNED: 7:33 PM.

Brett Taber, Commissioner

Date

Mark Przybyla, Commissioner

Date

Respectfully submitted by Lorinda Giarrusso, District Clerk.

Lorinda Giarrusso, District Clerk