COPPLE CROWN VILLAGE DISTRICT

81 MOUNTAIN DRIVE NEW DURHAM NH 03855

E-MAIL: [2015CCVD@GMAIL.COM](mailto:2015CCVD@GMAIL.COM)

CCVD Public Meeting

SEPTEMBER 5, 2019

Present:

Kelly Bisson – Commissioner Virginia Skinner – Commissioner Laurene Todd - Commissioner Chuck Todd - Moderator Leona LeBlanc - Secretary

Also Present:

Bria Seay - Wes Seay - Fred Skinner - Leo Hamel - Karen Hamel - Pat Grant - Noah Goodrich - Hanna Goodrich

Call to Order:

Commissioner Skinner called the meeting to order at 7:00PM September 5, 2019

Agenda Points:

**Your Commissioners are on the job:**: Approximately 200 hours were worked for the months of July and August.

**Lehner Excavation:** Ditch Clearing in some areas of St. Moritz will be done first and then repaving of St. Moritz road sections once that is completed. Hopefully all will be done by the end of September

**Chris Irish**: Will be doing driveway work during the month of September. He has business cards posted at the Lodge posting sign if you need one or contact [2015CCVD@gmail.com](mailto:2015CCVD@gmail.com) for more information.

**Paving:** The first phase of patches were completed on Mountain Drive and Franconia. Saint Moritz is next.

**New Bus Stop**: St. Moritz and Mountain Drive. Please observe the SAU rules. No parking signs will be placed where the bus will need maneuverability to back down into St. Moritz (no parking on St. Moritz) Please keep children and young adults out of the street. Children that are standing outside need to stand over by the stop sign for St. Moritz.

**Eversource**: Dropped a pole for electricity to the CCVD garage, they will be back to trim branches and set wires to the shed.

**Pool:** Will officially be closed on September 8th. Thank you to the Pool Committee for doing such a great job getting and keeping it clean and running throughout the summer.

**Water System:** We received monies for the lightning strike from our insurance company to the tune of $1,510

**Water Bill Increase:** Laurene Todd and Chuck Todd did a comprehensive powerpoint explaining the water system and its expenses.

Facts Matter: CCVD’s water system is at least 50 years old. There are 89 homes in CCVD, of which 33 use the water system. At one point everyone was on the water system. 63% of the community has converted to private well systems.

Up until 2019 all residents were paying taxes through the town of New Durham on the water system. Water system budget is now separate and supported by the water system residents only.

The last upgrade to the water system was done in 2015 due to a major deficiencies and unsafe operation. CCVD had to take out a $275k bond of which the State of NH forgave $159,500 of the loan. This left CCVD with an open balance, as of this past May 2019, of $96,748 which has to be paid over the next 18 years.

In 2018 the all of the village taxpayers contributed to another 20k for two new pumps at the lodge. The question was asked: In all fairness to the private well owners, will CCVD pay for my private well if something goes wrong? The answer was no. So CCVD has separated out the private well owners from the water system users. This changed taking the burden off all taxpayers including those on the water system, resulting in the operating budget (taxes received from your tax bill ) being reduced from $114k down to $90k that has been collected by the town of New Durham.

As a result, taking the water system off ALL taxpayers, everybody's taxes dropped from $9.75 to $7.62 per thousand. This gives each individual homeowner a savings of $2.13 per thousand. This equates to a savings of $213 per $100,00 assessed value of your home.

**If all 33 people pay the water bill and pay on time we would collect $24,750**.

As of this year

Expenses from Jan to Sept

$ 7,104 Electric

$ 600 Water test

$ 2,066 Water agent

$ 6,746 Once a year Loan payment

$ 6,405 Repairs and electrical outage

$22,921 Total as of Early September

With the remainder of September and three more months to go

Annualized with no other problems we will have spent $27,651. **Assuming we have no more repairs**. This puts CCVD in a deficit of $2,901 short of covering all the expenses for this year alone for water. Because of this CCVD will be adding another $100 to the water system users to cover expenses, bringing each homeowners water bill to total $850 for the year 2020. With the decrease per household of taxes of $213 per $100,000 and the increase of $100 in the water bill there is no additional financial burden on any single individual home that is on the water system.

**Dissolution of CCVD:** A first interview was held with a lawyer on September 4. We will have more information at next months meeting.

**Lodge Parking:** Applications are on line for the new seasonal parking lot created this past summer. Click the link here: <https://www.newdurhamnh.us/sites/newdurhamnh/files/uploads/lodge_parking_-_2019.pdf>

Parking in front of the tennis courts during snow emergencies will be allowed for the time the emergency is in effect. NO long term parking. There will be no parking in front of the lodge

**Lodge Condition:** Fire Chief Peter Varney, Primex Insurance Company and the New Durham Building Inspector have deemed the lodge is no longer safe for use.

See postings at the lodge from the Fire Chief.

Three estimates would be needed:

Total Renovation - Game Room, Meeting Rooms, Water System

Save the Game Room - Isolate the game room and water system by bringing them to code.

Isolate the Water System - Demolish the entire Lodge and Isolate the water system.

This will be on next year's annual meeting agenda.

Your participation is always welcome at all Public Meetings. This helps to alleviate some of the rumors that are scattered about. Social media is not monitored by the commissioners but if you have complaints or compliments we are more than happy to hear from you. You can either talk to us or contact us at 2015CCVD@gmail.com

PUBLIC QUESTIONS:

Pat Grant: Would like a bus stop shelter for the kids

Pat Grant: Bond is owned by CCVD and not the water system folks? *Yes it is owned by CCVD.*

Noah Goodrich: What happens if some of us put in a well, then the burden is put on the remainder of the well owners. *Yes, that is a problem that we have not had to deal with at this point. The water bill will have to go up. Nothing goes down.*

Wes Seay: What happens to those that are not paying their water bill? *We are now placing liens on homes that have not paid their water bills.*

Pat Grant: Has a fund been set up for unexpected expenses. *CCVD has not had that ability yet, but it is in the future plans*

Bria Seay: Do we have confirmation that Matt will be plowing for us this year. *We are waiting to hear from Matt*

By request we will be meeting on Saturday or Sunday, any suggestions as to which day you would prefer would be greatly appreciated.

Treasurer’s Report:

Beginning Balance: August $139,628.71

Ending Balance: August $108,792.26

Adjourn: Meeting adjourned at 7:50PM By Virginia Skinner

13 people were in attendance

Minutes submitted by Leona LeBlanc, Recording Secretary