VILLAGE DISTRICT OF EASTMAN
ANNUAL MEETING, MARCH 5, 2026
SOUTH COVE ACTIVITY CENTER, HEMLOCK ROOM, EASTMAN

VDE personnel in attendance: Commissioner Terry Large, Commissioner Bill Weeks, Commissioner Brad Moses, Treasurer Bill Weeks, Clerk Lin Hill, General Manager Amy Lewis, and Moderator David Cole.

Deputy Moderator: Jack Chen

Supervisors of the Checklists:

Grantham: Donna Stamper, Suzanne Goldman, Elizabeth Paquette, John Hansen
Enfield: Lynn Langley, Jane Rippo
Springfield: Lynn Bridges, Doris Lefebvre

Moderator Cole opened the meeting at 6:00PM. He declared the voting polls open for Article 1, the Election of Officers, at 6:03; the voting on Article 1 will remain open for two hours. An introduction to the meeting procedure was provided and a motion was made and seconded by Ruthann Eastman (9 Fairway Drive) and Lorie McClory (38 Brookridge Drive) respectively to waive the reading of the meeting rules; the rules were available for review as a handout. The motion passed unanimously. A motion was made and seconded by Sue Johnson and Terry Large respectively to adopt the rules as a permanent part of the meeting. The motion passed unanimously.

The adopted meeting rules are provided at the end of this document.

Moderator Cole reviewed the agenda in the meeting presentation and explained why Article 2 (Bond & Borrowing) must be taken up before the remaining Articles.

VDE officials were introduced as well as VDE staff in attendance.

Commissioner Large made a motion to allow non-resident VDE personnel and/or consultants to speak before the public body. Commissioner Moses seconded and the motion passed unanimously.

Moderator Cole thanked Lorie McClory for past years of volunteer work as Moderator for the VDE.

ARTICLE 2

Moderator Cole read Article 2 as presented: To see if the Village District of Eastman will vote to raise and appropriate up to the sum of $2,100,000 (gross budget) for water infrastructure

improvements, and to authorize the issuance of not more than $2,100,000 of bonds or notes in accordance with NHRSA 33 (Municipal Finance Act) and to authorize the Commissioners to issue and negotiate such bonds or notes and to determine the rate of interest thereon, the maturity, and other terms pertaining thereto; to authorize the Commissioners to apply for, accept, and expend grants of federal, state, or private aid for the above purpose or for the payment of debt service. The Commissioners recommend this appropriation, and a three-fifths ballot vote is required.

Commissioner Large moved to accept the Article as presented for discussion. Commissioner Moses seconded. Moderator Cole welcomed discussion on Article 2.

Bob Parker, 9 Sunset Walk: the slide as presented reflected a typo in the article language: "of" should read "or."

GM Lewis confirmed that the Article as written in the Warrant did not contain the typo. A point of order was made by Lorie McClory, 36 Brookridge, that the public body is voting on the Article as written in the Warrant, not on the slide.

Commissioner Large spoke to the Article, explaining the recurring need to fund water infrastructure improvements as part of the Capital Improvements/Major Projects plans. Project funding sources include operational revenue, taxation, grants, and loans. VDE currently has a State Revolving Fund (SRF) loan through the State of New Hampshire; the last phase of this existing loan is underway with the development of the new production wells off Glenwood Road. A second SRF loan could be a possibility once the current loan is fully expended.

The New Hampshire Municipal Bond Bank (NHMBB) offers municipal bond sales twice each year. Borrowing proceeds from authorization to borrow in 2026 will fund capital improvement projects slated for 2027-2029. Article 2 was presented at this Annual Meeting due to the timing and application process with NHMBB. Should borrowing authority be granted tonight, the VDE will be able to apply to NHMBB for funding in the Fall of 2026, lining up receipt of loan proceeds for 2027. Delaying the vote on the bond until 2027 pushes the process out another year.

Moderator Cole called for any additional discussion on Article 2. With none, he closed the discussion at 6:34PM and opened the voting polls; voting will remain open for a minimum of one hour. In order to pass, Article 2 requires a three-fifths affirmative majority vote.

ARTICLE 3

Moderator Cole read Article 3 as presented: To see if the Village District of Eastman will vote to raise and appropriate the sum of $1,327,558 which represents the adjusted DRINKING WATER budget. This amount includes $1,058,549 for the Administrative and Operating Budget; $14,672 for the principal and interest on the office building mortgage; and $254,337 for the principal

and interest on the 2025 New Hampshire Municipal Bond Bank Water Infrastructure Improvement loan. Said sum does not include special or individual Articles addressed below. The Commissioners recommend this appropriation, and a majority vote is required.

Commissioner Moses made a motion to accept Article 3 as presented for discussion. Commissioner Weeks seconded.

Before speaking to the Article, Commissioner Large presented a brief slideshow explaining why discolored water occurs in the distribution system, and steps taken and planned to address the issue.

The full slideshow, including the presentation regarding the discolored water, is provided at the end of this document.

Robert Meyer, 11 Turnbuckle: Has VDE collected samples of discolored water? Commissioner Large replied that yes, on a number of occasions VDE staff have collected samples but not in all cases. Meyer asked about other possible contaminants in the water. Commissioner Large said that the Commissioners were prepared to take and answer water quality questions at the end of the regular business of the meeting, and Meyer indicated that he would hold his questions until then.

Jane Clark, 19 Trillium: Is VDE mapping the areas reporting discolored water? Commissioner Large affirmed that VDE staff was tracking and mapping those calls. Clark asked how often the filter media is changed. Commissioner Large said the last full rehabilitation of the media occurred in 2018. At that time, the expected life of the media was 10-15 years. Media sampling completed in 2023 indicated that the media had about 2/3 use remaining, but the filter valve failure earlier this year contributed to media failure and loss. VDE opted to replace the media in all three filters this year and will be analyzing the used media.

Jeff White, 9 Lark Place: We can have bad water and good pipes, which is better than no pipes. White said that he has had one red water issue in the last five years, and that "potable" doesn't always mean clear water. This is a community issue and the community needs to go forward and improve it. Commissioner Large said that it is a concern being taken seriously by the Board and believes that we are in a place making it better with the steps that have been already taken for corrective action and what is being planned for additional remediation.

Jack Williams, 4 Lark Place: Has a private well, but inquired about home filtration systems. Commissioner Large said that consultants are currently researching point-of-entry filtration systems to recommend to VDE customers who wish to purchase and install one.

(Unclear – Trillium): Thank you to the Commissioners and is appreciative of the discussion. Customer did experience discolored water for the first time. When reporting discolored water,

what is the best method? Commissioner Large said to call the VDE office, which allows staff to document the call and the information. If emailing or leaving a message, response could vary by hours to days.

Sandra Gamble, 61 College Overlook: What is the most expeditious way to report an issue? Commissioner Large stated again to call the office during regular business hours. Response to after-hours calls to the answering service is based on the severity of the issue.

Marian Tener, 17 Eagle Drive: How are calls being tracked, and is full mapping occurring? Tener also said she had brought a water sample to the VDE office for iron and manganese testing; she has not yet received a response. Commissioner Large said that VDE is looking for ways to enhance data intake, and that mapping is being done as information is received. He stressed that the issues being experienced are not new and that the VDE is working to catch up on years of remediation.

GM Lewis contacted staff to inquire about Tener's sampling results; this information was received and shared with Tener during this discussion.

Tener stated that the lack of immediate response is frustrating. Commissioner Large said that streamlining the data intake process should allow for a more rapid response.

J. Clark: Is the map available to the public? Commissioner Large responded that it is not yet available but could be put up on the VDE website.

R. Meyer: Suggested that a very clear direction for reporting discolored water be established, as many people would not consider some water discoloration an emergency after-hours. Could there be a way to report 24/7 without it being deemed an emergency situation? Commissioner Large acknowledged that this was a fair observation, and it will be considered.

Commissioner Weeks asked how many people use the website; many hands were raised.

With discussion on the discolored water concluded, Commissioner Large highlighted some line item expenses factored into the 2026 drinking water budget, noting changes in wages due to staffing and additional contract labor to allow for consulting work. With no additional discussion, Moderator Cole called for an AYE/NAY vote and Article 3 **PASSED** unanimously.

ARTICLE 4

Moderator Cole read Article 4 as presented: To see if the Village District of Eastman will vote to raise and appropriate the amount of $540,000 to be added to the Water Mains, Meters, and Valves Expendable Trust Fund previously established (#534). The Commissioners recommend this appropriation, and a majority vote is required.

Commissioner Weeks made a motion to accept Article 4 as presented for discussion. Commissioner Moses seconded.

Commissioner Large spoke to the Article, explaining the need for continued funding of the Water Mains, Meters, and Valves ETF to offset borrowing for major infrastructure projects.

There was no discussion. Moderator Cole called for an AYE/NAY vote and Article 4 **PASSED** unanimously.

Moderator Cole noted that the time was now 8:04 and called for any remaining ballot votes to be cast. There were none and both voting boxes were closed.

There were no absentee ballots received.

ARTICLE 5

Moderator Cole read Article 5 as presented: To see if the Village District of Eastman will vote to raise and appropriate the amount of $110,000 to be added to the following expendable trust funds, previously established:

Vehicle & Equipment Replacement CRF, #560:	$10,000
Water Treatment CRF, #555:	$20,000
Well Explore/Dev/Maint CRF, #564:	$35,000
Building Maintenance CRF, #568:	$15,000
Comp/S'Ware/Tech Upgrades & Maint ETF, #596:	$10,000
Water Storage Tank Repair & Maint CRF, #577:	$20,000

The Commissioners recommend this appropriation, and a majority vote is required.

Commissioner Moses made a motion to accept the Article as presented for discussion. Commissioner Weeks seconded.

Commissioner Large spoke briefly to the Article, again noting the need to fund capital reserve accounts for investments other than the water distribution system. There was no further discussion. Moderator Cole called for an AYE/NAY vote and Article 5 **PASSED** unanimously.

ARTICLE 6

Moderator Cole read Article 6 as presented: To see if the Village District of Eastman will vote to raise and appropriate the sum of $304,673 which represents the WASTEWATER budget. This amount includes $260,520 for the Administrative and Operating Budget; $4,890 for the principal and interest on the office building mortgage; and $39,263 for the 2025 New Hampshire Municipal Bond Bank Wastewater Infrastructure Improvement loan. Said sum does not include special or individual Articles addressed below. The Commissioners recommend this appropriation, and a majority vote is required.

Commissioner Moses made a motion to accept the Article as presented for discussion. Commissioner Weeks seconded.

Commissioner Moses spoke to the Article, providing a review of progress made in 2025 with respect to the wastewater system.

Wendy Wormwood, 33 Hickory: Is the grant amount of $20,000 the same as the drinking water grant? Commissioner Moses replied that the Overwatch Foundation is providing one $20,000 grant for drinking water, and one $20,000 grant for wastewater.

There was no further discussion. Moderator Cole called for an AYE/NAY vote and Article 6 **PASSED** unanimously.

ARTICLE 7

Moderator Cole read Article 7 as presented: To see if the Village District of Eastman will vote to raise and appropriate the sum of $189,142 to be added to the General Wastewater System Repair and Upgrades CRF previously established (#587). This appropriation shall be financed from sewer user fees and/or special assessment paid by the sewer customers only, with no amount coming from general taxation. The Commissioners recommend this appropriation, and a majority vote is required.

Commissioner Moses made a motion to accept the Article as presented for discussion. Commissioner Weeks seconded.

Commissioner Moses spoke to the Article, highlighting the need to continue funding the capital reserve account to offset borrowing, and outlining several major projects currently in planning.

There was no further discussion. Moderator Cole called for an AYE/NAY vote and Article 7 **PASSED** unanimously.

ARTICLE 8: OTHER BUSINESS

Ballots cast for Articles 1 and 2 were tallied:

ARTICLE 2: 57 YES, 1 NO **PASS**

ARTICLE 1:

Commissioner, 3-year term: John Tomasz, 57 votes
Treasurer, 1-year term: Bill Samuels, 57 votes
Clerk, 1-year term: Bill Weeks, 57 votes
Moderator, 1-year term: David Cole, 57 votes

Other Business:

Commissioner Large outlined a plan for Community Forums to be held throughout the summer, which would allow seasonal owners to attend. This would also be an opportunity for VDE to update the community on progress made with 2026 projects.

Commissioner Large referred back to Robert Meyer and his concern over sampling parameters. Commissioner Large reviewed what VDE staff routinely samples throughout the system either daily or weekly. Meyer asked what other contaminants could be in the pipes with the iron and manganese – what would be a normal sampling parameter? Commissioner Large said that other parameters are determined by NHDES; for example, sampling for PFOA compounds has become part of the routine sampling as directed by NHDES.

Meyer is concerned that there are components in the water that we are not aware of and urged customers experiencing discolored water to have it tested. Commissioner Weeks asked if Meyer has had his water tested; Meyer said no, as he has not experienced any discoloration. Commissioner Weeks suggested that should Meyer have his water tested, discussion over those specific results would be welcome.

Note: routine sampling is determined by NHDES. Bacteria testing is done monthly at four specific locations within the distribution system; those results have been "absent" for bacteria, and all sampling results are available on the NHDES OneStop website.

Elizabeth Kargacos, 3 Eagle Drive: Has lived in Eastman for twenty years and has never had discolored water. Kargacos stated that she has always personally felt very proud about the water quality and thanked the volunteers for putting in so much time with VDE.

With nothing further, Moderator Cole requested a motion to close the meeting. Commissioner Weeks and Wendy Wormwood motioned and seconded, respectively, and Moderator Cole declared the meeting closed at 8:34PM.

Respectfully submitted,

Lin Hill, Clerk
Village District of Eastman