



**Leino Park Water District (LPWD)  
Annual Meeting - June 22, 2013**

1. **Call to Order** on June 22, 2013 at 10:05 AM
  - Board members: Sue Miller (SM), Dave Crumbley (DC), Bob Brown (BB), and Derek Knerr (DK).
  - Other members present: 29
  - Guests present: 1 - Marco Russell will be purchasing the Weeks property at 33 North Shore Drive.
  
2. **Introductions and Announcements:**
  - Board introductions.
  - SM extended thanks to Rick Plante who has served on the Board for more than 10 years. SM also extended a welcome to our newest members as several properties have recently sold.
  
3. **Review and Approve Minutes** - SM read the minutes from our last annual meeting (06/9/12). Motion was made, seconded, and unanimously passed to accept the minutes as read.
  
4. **Election of Officers:**
  - Rick Plante's 3 year term as Water Commissioner is expiring this year. Unfortunately for us, Rick has sold his property and is not eligible for reelection. Bob Marien bravely volunteered for this vacancy, was nominated, the nomination was seconded, and Bob was unanimously elected. A request for volunteers who would like to serve on the Board for one of the 1 year positions (Chairperson, Clerk/Moderator, and Treasurer) yielded nothing. A motion was made to have the existing Chairperson, Clerk/Moderator, and Treasurer Board members continue to serve. Motion seconded and passed with no opposition.
  
5. **Reports:**
  - A. **Treasurer Report (Finance/Budget):**
    - **Presentation** - DC read the 2013 Income and Expenditures Report and the 2013 Bridge Fund Report line by line. DC answered questions about what account is used to cover repairs for the bridge, and how much we are paying on our tax bill (\$200 for bridge fund and \$110 for water system maintenance plus any betterment for the water system) each year. He could not answer why some residents with betterments are being charged \$810 on their tax bill, but will get back to them. A motion was made, seconded, and unanimously passed to accept the reports as read. A motion was made later in the meeting, to accept the 2014 Budget Proposal as written. The motion was seconded and passed unanimously.

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**B. Water Commissioner Report:**

- **Maintenance of lines and meters** - Nothing new to report.
- **Billing** - DC explained the new water rates and that readings and billing will be done twice a year, in July and January. In response from seasonal users, he also explained that this is not an additional burden for low usage customers since the minimum usage did not increase. It is still 12,000 gallons a year. It is just split as 6,000 gallons, twice a year. SM expressed hope that smaller billing amounts will make it easier for customers that have trouble making larger payments. She also encouraged customers to contact us if there will be a problem making water payments.
- **Water Quality** - The 2012 Consumer Confidence Report (CCRs) was distributed earlier this month showing that our water quality is good. We have not had a violation notice since February 2011 as a result of coordinated flushing with the Town. DC went on to explain that TTHMs are created as chlorine breaks down over time and are considered carcinogens if consumed in excessive quantity over extended periods of time. Proper flushing ensures that water is pushed through the system and is not allowed to stagnate at the 'end' of system lines.

**C. Bridge Report:**

- **Replacement options** - The Board is still focused on replacing our bridge with a wooden structure at a cost of about \$650K. This includes engineering, permitting, new abutments, pilings, and bridge structure, demolition, installation and labor. Someone asked about the span (210') and then suggested that perhaps a 'Bailey Bridge' would be worth considering. It was explained that they are available as military surplus and may be a cost effective option. DK will look into this.
- **Replacement funding** - At the suggestion of the Town Planner, DK worked with Elizabeth Williams to draft a proposed addition to the Town Bylaws that would allow the Town to assist with repair of private ways, and ideally allow the Town to borrow money on our behalf for bridge replacement. The proposal was submitted to the Town DPW Commission for approval. DK and SM attended the Public Works Commission meeting on August 27th where they discussed the law and how it applies to repair of private ways. The DPW Commission is concerned that the replacement of a bridge would not be considered as a "temporary repair" under M.G.L. Chapter 40 section 6N. DK and SM also attended the Public Works Commission meeting on September 10th where our proposed by-law change was to be discussed. We were disappointed when the meeting was suspended after 15 minutes because the DPW Commission had to meet with the Selectmen. We were told our item would be rescheduled and we would receive notification, but have heard nothing yet. A few months later, the Town Planner suggested that we discuss financing options with his contact at the USDA. DK contacted Steven Bonavita of the USDA and learned that loan rates had dropped. Currently they are at 3.25%. This means that if we borrow \$600,000 and spread payments over 40 years among 65 households, payments for each household would be about \$410 per year. Since we already pay \$200 toward the bridge fund, this would only be another \$210 per year. These numbers are only estimates as we may not need to

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borrow so much and will have more than 65 households (if we include Parkwood Lane) helping with payments. DK is currently working with our engineering firm to complete the 54 pages, non-binding application.

**D. Maintenance Report:**

- **Roads** - BB reported that graded base material has been put down on Pine St and Ridge Ave, holes have been patched on Leino Park Rd and North Shore Rd, and the speed bumps have been installed. BB explained that base material needs more time to pack down before it will be solid enough to pave, in response to Mary's question about paving Pine St.
- **Boat Ramp** - Trap rock was put in at the end of last year to fill in what had eroded away. Since then, there have been many requests to put sand on top of the rock to make it easier on tires and feet. Someone questioned whether using crushed stone instead of sand would be better since it would not wash away as easy. The Board will look into these requests.
- **Bridge** - Still need to seal the bridge pavement and paint '5 MPH' speed limit on both approach ramps. Andy will do this.

**E. Communication Report:**

- **Website** - Visit us at [www.LeinoPark.org](http://www.LeinoPark.org) or email us at [LPWD@LeinoPark.org](mailto:LPWD@LeinoPark.org). DK reported that for the most part, the website is kept up-to-date. It may not seem like it since meeting minutes are not put up until they are approved (usually) at the next meeting. DK will try to keep the bulletin board more up-to-date.

**6. Old Business:**

- SM explained how the Board has been pursuing a resolution to the low hanging utility wires at the intersection of Old Oak and Pine, and on Parkwood Lane. Verizon has issued work orders but admits that it may take several months to get permission from all the property owners before work can begin
- The dead limbs over hanging Leino Park Road were removed last fall due to a request at last year's annual meeting. North Shore Road has the problem this year. While the Board's intent is to hire someone to do the work, there were several suggestions to contact Comcast, National Grid, Verizon, and the Town of Westminster, to see if any of them will do the work for free. The Board will follow through on these suggestions before proceeding.
- SM described how she sees beer cans and bottles as she walks her dog near the corner of Pine St and Parkwood Ave. BB added that he had pulled a car battery out of there and took it to the transfer station. The Board voted last week, to put up a couple of 'No Dumping' signs but are looking for more suggestions. Someone stated that they had talked with the police, who will follow up if a license plate number is reported. Please, if you see it happening, report it. Littering and illegal dumping hurts all of us.

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- There are 7 deeded right-of-ways as shown on a plan of Leino Park from 1923. Typically, they are 20 feet wide extensions of the existing roads all the way to the water. Some of them have been taken over by neighbors as an extension of their own property. Since all properties deeded in Leino Park have the right to 'pass and repass' over 'existing roads' (as of 1923), the Board wanted to know if they should direct some of their efforts at ensuring accessibility to all. This may involve an expense of surveying. Discussion included questions about specifics for each parcel and why we need 'all' of them, if we would plant grass or put down stone, and who would maintain these areas. Concerns were raised about parking and noise resulting from snow mobiles in the winter and late night partying in the summer. SM explained that the Board's intent is to clear these areas of all personal property including parked vehicles, so that they may be used by all residents of Leino Park. She went on to say that common sense should dictate how these areas are used, and that the police should be called if noise becomes excessive. At the request for a motion, a motion was made, seconded and passed (with no oppositions) for the Board to proceed with making these 'right-of-ways' accessible.

**7. New Business:**

- SM asked if everyone got an email from the Lake Association about treatment of the pond on Wednesday June 26th. Swimming and boating may resume on Thursday the 27th. You should try to prevent your dog from drinking from the pond until July 2nd.
- A suggestion was made to distribute the annual meeting minutes from the previous year with the annual meeting notice so that we do not have to spend so much meeting time reading them. Everyone thought this was an excellent suggestion and will be done next year.
- There was a request to restrict parking (a no parking sign?) on the incline of Leino Park Rd at the intersection of East Rd. Cars parked waiting for the school bus block vision to the right. This becomes more of an issue when the roads are slippery and cars have to stop before taking a left onto East Road. Sometimes a running start is the only way to get out. The Board will discuss this further at one of their regular meetings.
- A member noted that ESI is no longer pumping tight tanks but Moschetti is.

**8. Adjournment** - A motion to adjourn was made at 11:26 AM. All in favor.

Respectively submitted,  
Derek Knerr - Clerk/Moderator