Gunstock Acres Village Water District
47 Cherry Valley Road, Gilford NH
Commissioner Meeting September 15, 2026
Time: 6:30 pm
Location: Gilford Public Library
DRAFT

Attendees:
Commissioners: Lou Combe, Howard Epstein, Rich Haidul, Brian McCall Absent: Joe Geraci
Moderator: Bob Binda **Treasurer**: Todd Maddock **Resident Support**: Mara Maddock, Jim Fallon

Call to Order: 6:32 pm

Approval of Minutes

August 18th meeting. Lou Combe **motioned** to approve, Brian McCall seconded. Passed unanimously.
September 2nd work session. Lou Combe **motioned** to approve, Brian McCall seconded. Passed unanimously.

Public Comment and Questions

There were no members of the public in attendance

Water Operator

- **SCADA Data Access**: Commissioners need to be trained on the data system. The computer version is preferred for its comprehensive data and user-friendly interface. Brian McCall will provide login information, and LRW will provide a demonstration/training on how to use the system.
- **Communication Protocol**: A text group will be created for LRW to notify commissioners (Lou, Rich, Howard) about ongoing project/repair work in the district.
- **Water Bills Methodology and Meter readings:** Ellacoya Bar & Grill and the Gunstock Inn were discussed and reviewed. Going forward, meter readings will be recorded quarterly in an Excel sheet to standardize data collection. The Commissioners will examine billing inconsistencies.
- **Leak Repairs**: Recent repairs have reduced water usage from 70,000 gallons to a high of 20,000-25,000 gallons. A 12-13 gallon per minute leak on Sagamore will be addressed.
- **Gate Valve Replacement**: LRW plans to replace two old 6-inch gate valves near the Sagamore pump station, one of which is inoperable. This will require cutting into the road. The valves are original and approximately 60 years old.

- **Foxglove Pressure Zone**: A valve change successfully extended the high-pressure zone. The three affected homes have pressure-reducing valves, and one resident reported a long-standing issue with air in the water was resolved.
- **Invoice Payment**: A **motion** was made by Lou Combe to authorize payment of a non-routine bill of $52,809.62 after Brian McCall reviews and reconciles it with the Water Operator LRW. Howard Epstein seconded. Passed unanimously.
- **Water Operator Contract:** Richard Haidul and Lou Combe will work with operator to finalize appendix B of the contract.
- **Well Health and Monitoring**: Wells 7 and 7A are offline for recovery, increasing the load on wells 7C and 7D. The group is "flying blind" on well health and discussed installing a data collection system to monitor water levels, which would require getting power to the site.
- **Well 7 Access**: A "stubborn cap" on a well casing has been removed for access. Safety concerns were raised about the open lid, and it was recommended to put the cap back on as soon as possible.

Treasurer's Report:

- **Bank Balances**: Operating Account $72,224, Money Market $804,936 Capital Accounts: Maintenance $962,495, Tank Fund: $63,793.
- **Financial Statements**: Balance sheet, income statement and check detail for the month was provided.
- **Budget**: Todd Maddock provided the commissioners with a proposed budget schedule. Work is underway, with a first draft targeted for commissioner review at the next meeting and a final version scheduled for public release by December 15. Capital expenditures are the largest cost component. The commissioners will develop a plan during work sessions, which Lou Combe will schedule. The Town Budget Committee will review the budget on January 7, 2027, and the final budget will be approved through a warrant article at the annual meeting in January.
- **Precinct Tax**: The board's attorney advised against eliminating the precinct tax, as it could negatively impact the ability to secure loans.
- **Financial Reporting**: Commissioners requested an additional financial report (last used in 2021) Rich Haidul and Howard Epstein will identify the report and the exact format.
- **Unresolved Paving Issues and payment**: A contractor was paid for patch work but failed to clean up resulting debris. A follow-up by Joe Geraci is needed to ensure a road repair on Trailview occurs prior to the winter.

System Maintenance, Operations, and Well Health

- **Pump Station 6 and 7 Strategy**: Plans for Pump Station 7, including a replacement tank project (not expected before 2028), are contingent on the health of its associated wells.

- **Geotechnical Studies**: A **motion** was made by Howard Epstein to proceed with Haley & Aldrich for simultaneous geotechnical work at Pump Stations 6 and 7 for a discounted total under $50,000 to be paid from the current year's budget. Seconded by Lou Combe. Passed unanimously.
- **Loan Application for Pump Station 7**: The group will not meet the September deadline for a loan application due to a lack of required estimates and an interconnection study. They will target the SRF loan cycle in the first half of next year.
- **Power Line to Wells 7C and 7D**: A proposal to install a power line from Jeremy Court to reduce sensor needs and address power losses was tabled for a future work session as cost and feasibility was not determined.
- **Water Tank Mixer at Pump Station 1**: A mixer, estimated at $17,000 (potentially up to $30,000 with installation), is being considered to prevent ice capping in the steel tank. A motion to vote was withdrawn, and the decision was tabled pending a consolidated proposal.
- **Future Well Site Protection**: Geophysical surveys from ~2005 identifying prospective well locations were mentioned. A concern was raised that new construction is occurring on these sites, and the group discussed the need to protect them.
- **Pipe Bursting Test**: Lou Combe proposed conducting a pipe bursting test on Barefoot Place this year to evaluate its effectiveness and cost.
- **Rate Study**: A rate study was deemed a low priority for now, as the state does not require one for systems without universal meters. The group will seek clarification from the DES before proceeding.
- **I/O Service Agreement**: A **motion** to authorize signing an I/O service agreement at a rate of $175/hour, locked through 2027 was made by Lou Combe. Howard Epstein seconded. Passed unanimously.
    - Howard Epstein will act as the point of contact for scheduling. Howard Epstein will provide the IO contract to Lou Combe for signature. For emergencies, I/O can be called without a board vote, but requests must be documented via email.
- **Overwatch Coordination**: A **motion** was made by Lou Combe to approve prep work by Kyle (I/O) with Gunstock Acres Village Water District before a meeting with Overwatch, with a flexible cost ceiling of up to 8 hours of work. Howard seconded. Passed unanimously.
- **Status of Wells 7C and 7D Equipment**: An update is pending from a contact named Kyle, who was investigating cellular-based options for the wells.

Meeting adjourned at 8:14 pm