

MHA Board Meeting Minutes

Date: July 2, 2026

Roll Call

Lee Magna, Jeff Laun, Scott Hinman, John Cote, Tom Michaud and Gillian Ralls

Review of Previous Meeting Minutes

Discussion clarified that the only bylaw change made at the prior annual meeting concerned the Architectural Committee's submission process — architectural plans may now be submitted via email rather than requiring physical mail.

Lee and Gillian will follow up with the town to confirm the proper notarization/filing process and formally incorporate the approved email-submission change into the bylaws (as already communicated to homeowners).

Motion to approve previous minutes: made, seconded, and approved.

Treasurer's Report

Starting balance: \$6,300 in income; 7 dues payments still outstanding (one expected within 5 business days); reminders being resent.

1,550 brought in for raft contributions.

Committee Reports

Architectural (Dan Sheldon, Jamie Ralls, Tom M)

Nothing to report this cycle.

Welcoming (Lee and Gillian)

New homeowners on Water Lily Ln. Lee and Gillian will reach out to new family once contact info is available

Goose Mitigation (Pete C and John C)

Three site visits (starting mid-April) to addle eggs (coat with corn oil to prevent hatching) rather than remove them, per standard humane practice, since eggs may not legally be removed/destroyed outright.

Result: no new goslings hatched this season; population has been reduced to roughly 4 remaining adult geese (survivors from an earlier round-up effort).

Consensus: current approach is working well; team will continue monitoring.

Beach (Tom M / Scott Edmonds / Jeff Reilly)

Beach area, sand, in good shape

Raft recently installed and has been well received by families that have had an opportunity to use it. Raft vendor estimates the unit should last 15–20 years.

Thanks to Scott Hinman and Tom Michaud for their work in coordinating the raft purchase and installation.

Path leading to the beach was cleared of leaves/debris by Scott Edmond; discussion on whether to formalize trail maintenance or continue as informal volunteer effort — decision: keep

it as an informal community effort (several members have hedge trimmers and can pitch in as needed) rather than pay the landscaping service for extra visits.

Existing Business

Beach

Sand: Delivered; remainder spread.

Swim Float/Raft: Launched and in active use. Rules signage has been ordered/and will be posted — likely near the evergreens by the general MHA sign. Sign specifies: MHA members/guests only, swim at own risk, no lifeguard, adult supervision required for minors, no swimming under raft, no tying boats to raft, no rough play, no food/alcohol/glassware, max 8 people / 3,000 lb capacity.

Fishing from the swimming area / float: a family has been observed fishing from the shore/float in the designated swim area on three occasions. John and Lynne Cote have spoken with the family informally each time. Board will continue monitoring; a written reminder may go out if it continues. No fishing signage exists (had been temporarily removed/found in nearby brush — now back in place).

Pond Water:

E. coli testing continues monthly (done by a volunteer, tests submitted to the town at no cost — results within 1–2 business days). Next test scheduled for Monday, then again in August. Possible early signs of an algae bloom observed (white fibrous material in the water); cause unconfirmed, monitoring continues. This is separate from the cyanobacteria issue experienced last summer.

A separate, more detailed water-quality assessment (oxygen, phosphorus, nitrogen, invasive species survey) has been arranged for \$125 through the state, scheduled for August (previously approved by the board).

Boat Identification: Reminder was included in the summer newsletter asking members to label boats/kayaks (state offers free ID stickers). Board will repeat this reminder in the fall newsletter, along with a reminder to remove boats/personal items from the beach at the end of the season.

Erosion: No new issues reported. Drainage improvements appear to be handling heavy rainfall adequately (no repeat of past severe erosion as seen during a prior 4"+ rain event).

Communication

Summer newsletter sent to association members June 30

Lee continues to maintain our website (minutes, water testing results, member directory updates).

Gillian handles outgoing member communications.

Facebook page is maintained by Lauren Guenther; board needs to reach out to her with any updates to be posted (not yet in regular contact).

Hazardous Tree Monitoring

No new urgent issues; some trees have fallen or are leaning in wooded areas but away from homes/trails. Board will continue informal monitoring; an arborist is available to inspect specific trees on request at no charge if concerns arise.

MHA Records

Scanning/digitizing paper records remains an open item

Drew has volunteered to take this on; records need to be provided to him.

Cracked Septic Tanks Notice

Notice was sent to homeowners as planned; no further action reported at this time.

New Business

Consider a sponsored neighborhood gathering (late summer/fall):

Board discussed the possibility of arranging an Ice Cream truck for an Ice Cream Social.

Open Items

Finalize and post raft rules signage.

Confirm bylaw update filing with the town (Lee/Jamie).

Continue monitoring fishing-in-swim-area issue; send reminder if it recurs.

Continue E Coli pond water testing (next: Monday, then August) and await August state water-quality report. Monitor for algal blooms.

Repeat boat ID / end-of-season removal reminder in fall newsletter.

Reach out to Lauren Guenther regarding Facebook page updates.

Provide MHA paper records to Drew for scanning (target: winter project).

Decide on details/date for late summer or fall neighborhood gathering if we choose to follow through with that.

Next Meeting - October 6th

Meeting adjourned at 8:50 pm