

**AGENDA & MEETING NOTES for WHISPERING BROOK ASSOCIATION  
MEETING: June 1, 2022**

- o Zak Elasri (#1)
  - o Mary Kay Smith Gronemeyer (#2)
  - o Chris & Gail Doktor (#3)
  - o Steve & Krista Todd (#4)
  - o PJ & Lisa O'Hanley (#5 & #6)
  - o Norm & Barb Clement (#7)
  - o John & Ana Martin (#8)
  - o Ken & Sally Quigley (#9)
  - o Jim & Tina Hennessey (#10)
  - o Greg & Sheila McCourt (#11)
  - o John Shairs & Wendy Flemister-Shairs (#12)
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- Red = absent during meeting  
Yellow = In attendance via zoom

**Attachments/body of email sent as reminder prior to meeting:**

Sketches of building design, site map (sketch, not so scale), language describing project scope.

**Wed, June 1:** Norm Clement, Jim & Tina Hennessey, John & Ana Martin, Steve Todd, Greg McCourt, Wendy Flemister-Shairs, Ken Quigley (prefers), PJ & Lisa O'Hanley (prefers), Gail & Chris Doktor

**Fri, June 3:** Norm Clement, Tina Hennessey, MaryKay Gronemeyer, John Martin (Steve Todd prob traveling but yes to vote anyway), wendy, Ken, pj

**Attachments:**

- **Water System Update**
  - i. **State Loans & Grants: Discussed.**
    1. As noted in attached letter, which was circulated to all owners in prior communication, the WBA was approved for both SRF loan (\$300,000 with no principal minimum) and ARPA grant funds (\$60,000 if non-disadvantaged system and \$150,000 if disadvantaged community system). Total borrowing approved, including SRF loan funds as total cost of project if necessary, was adjusted to reflect total project cost of \$300,000.
    2. Quick calculation: \$715/month repayment total = \$60/pp/month once repayment begins (1.26% interest plus \$150,000 loan principal)
  - ii. **Action items:**

1. **Approve authority to borrow: PASSED.**
  - a. **SRF – loan up to \$300,000 over 20 years or longest period of time allowed: PASSED.**  
*Norm moved, Greg second. All in favor among attendees.*
  - b. **ARPA – receive grant up to \$150,000 (\$60,000 if we don't meet certain criteria): PASSED — Norm moved, Greg second. All in favor among attendees.**
2. **Approve authority to sign in order of priority based on availability at time of signing: PASSED.**
  - a. SRF: Gail Doktor (1), Tina Hennessy (2), Ken Quigley (3), PJ O'Hanley (4) – *Norm moved, Greg second. All in favor among attendees.*
  - b. ARPA: Gail Doktor (1), Tina Hennessy (2), Ken Quigley (3), PJ O'Hanley (4) — *Norm moved, Greg second. All in favor among attendees.*

**Questions during discussion about scope of water project and nature of financing.** *To be asked and answers provided as available in followup correspondence to all owners.*

- **PJ: If we maintain reduced costs, are we still eligible to expend full amount of grant approved, or is it proportional to final project costs?** Gail to follow up with DES team re nature of funding structure and distribution.
- **PJ: When are moneys distributed to WBA to be paid to vendors?** Gail to follow up with DES team re nature of funding structure and distribution.
- **PJ: Can curb valves be used to stop or reverse incoming flow of water if sediment is bad again? Commentary:** *Manganese, in particular, has ruined appliances in units 5 & 6.* To be answered via conversation with water management company.
- **PJ: How many pipes exit the pump house?** Answer: Gail believes two sets. The original pipes for the existing water system and separate set of pipes for the mitigation system with its flushing system that connects to unit 8's septic tank.
- **John Martin: Will project result in mapping/documentation of distribution pipes? Will it result in replacement of pipes?** Goal of project to document as much as possible of system. One

person suggested asking former developer. Gail will also follow up with DES team for their suggestions on techniques to map the pipes. Existing pipes are PVC so should not need to be replaced? Will confirm this answer.

- **Greg/Norman: What is timeline for construction? How long will project take, once it starts?** To be answered via conversation with prospective contractor(s).
- **Greg/Norman: What disruption of water should we expect during construction?** To be answered via conversation with water management company.
- **PJ: Are we getting an all-new pump house?** Answer: Expanded, using existing building also. New roof, upgrades.

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- **WHISPERING BROOK MEETING notes re survey to hold special meeting:**

- a. **Moved by Norman Clement: I MOVE THAT WE APPLY TO BORROW FROM NHDES FUNDS UP TO \$300,000 FOR AS LONG AS POSSIBLE. SECONDED: GREG MCCOURT. Passed unanimously among attendees.**

- a. **Moved by Norman Clement: I MOVE THAT THE SAME PEOPLE DESIGNATED as AUTHORIZED SIGNERS to BORROW and DISTRIBUTE FUNDS be authorized for the revised loan amounts as indicated above. Seconded: Greg. Passed unanimously among attendees.**

- b. SRF: Gail Doktor (1), Tina Hennessy (2), Ken Quigley (3), PJ O'Hanley (4) – *Norm moved, Greg second. All in favor among attendees.*

- c. ARPA: Gail Doktor (1), Tina Hennessy (2), Ken Quigley (3), PJ O'Hanley (4) — *Norm moved, Greg second. All in favor among attendees.*

**Discussion and questions raised re elevated fluoride, some with reference to the new water project:**

**Re fluoride:**

- **Can the problem we resolved at source (pump house) vs at each home?** Water management company indicates cannot be treated at source. Must be treated at point of use.

- **Discussion of options for homeowners, with solutions ranging from water pitcher that filters water to reverse osmosis unit mounted in each kitchen for drinking/cooking water.** Trend of discussion erred toward having homeowners choose their own solutions vs having Association borrow funds to address this water issue and add it to scope of work. DES is not currently requiring Association-level action, since fluoride isn't always elevated, but does require notification and education.