

# Emerald Green / Lake Louise Marie Water Company

## Board Meeting Minutes

**Meeting Date:** November 19th, 2025

**Time:** 4:00pm

**Present:** Dan Brumbaugh, Len Bernardo, Alex Ray, Margaret Dreyer, Nick Woerner, Anthony Minieri

**Absent:** Zach Siegel

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### 1. Committee & Governance Updates

- The Personnel Committee was renamed the **Joint Oversight Committee**.
  - **Nick** will continue handling employment reviews.
  - The Board discussed appointing a **community advocate** to oversee water infrastructure spending; **Jose DeJesus** was mentioned as a potential candidate.
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### 2. Water Quality & Compliance

- Recent water testing results were reviewed.
  - A **boil water advisory** was lifted on **November 13th** after meeting Department of Health requirements.
  - Ongoing issues with the website displaying test results were noted.
  - **Anthony Minieri** is working to separate POA and Water Company information online.
  - The **State Health Department annual inspection** was completed with no major findings.
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### 3. Lake Louise Marie Restrictions

- The Board reviewed a lake health notice requiring:
    - A **500-foot recreational restriction** near the water intake.
    - A **ban on fossil-fuel boats**.
  - Enforcement will be monitored by the **Lake Louise Marie Water Company**.
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## 4. Water Plant Operations & Repairs

- **Pump C** was repaired and fitted with a new motor; energizing scheduled for the same evening.
  - **Pump B** to be evaluated for repairs the following week.
  - **Filter #2** remains offline and is scheduled for replacement in **January**, along with six valves.
  - **West Tech's contract** for filter valve replacement was approved.
  - West Tech will also provide **operator training** for new computer systems enabling remote monitoring.
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## 5. Building Moratorium

- A **Department of Health building moratorium** remains in place for the Lake Louise Marie District due to capacity limitations.
  - No new users may be added until lifted by the DOH.
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## 6. Water District Capacity & Capital Improvements

- The Water District includes EGPOA, Lake Louise Marie, commercial users, and the Center for Discovery.
  - Infrastructure limitations and aging equipment prompted a **three-phase capital improvement plan**, including:
    - New generator
    - Distribution pumps
    - Expansion tanks
    - Construction of a **new 500,000-gallon storage tank**
  - Total project cost estimated at **approximately \$3 million** (\$2.7 million construction).
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## 7. Financing & Infrastructure Improvement Plan

- **Wayne Bank** offered:
  - **\$3 million construction loan**
  - **\$2.5 million permanent mortgage**
- An additional **\$500,000 capital contribution** is required.
- A **15-year infrastructure improvement plan** was discussed, estimated to cost homeowners **~\$25/month**, tied to CPI.
- Next steps:
  - POA Board vote scheduled for **Sunday at 10:00 AM**

- Submission to Wayne Bank and the **Public Service Commission (PSC)** following approval
  - Estimated PSC review timeframe: **4–6 months**
  - **Len Bernardo makes motion to approve the term sheet. Alex second the motion and was unanimously approved by the board.**
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## **8. Red House Property Transfer**

- Motion made by Dan Brumbaugh, and seconded by Len Bernardo to unanimously approve transferring ownership of the **Red House** to the POA in exchange for forgiving a **\$445,000 debt**, pending PSC approval.
  - A secondary easement through the Red House driveway will be required for tank maintenance access.
  - PSC indicated preliminary approval pending POA acceptance and financial review.
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## **9. Financial & Town Updates**

- Water Company financials are **\$12,000 over budget** (as a result with being presented with outstanding invoices from a vendor), with expenses exceeding projections by \$30,000 but remaining within overall targets.
  - **Michael Messinger** (Town) reported three sewer discharge events exceeding 100,000 gallons of backwash water and requested collaboration on engineering solutions.
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## **10. Additional Discussion & Public Questions**

- System capacity is capped at **770,000 gallons per day**.
  - Any expansion or fire suppression upgrades must meet **NFPA standards**.
  - Pressure issues were discussed, with improvements noted in some areas.
  - Better monitoring, communication, and potential leak detection technology were discussed.
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