

**VILLAGE DISTRICT OF EIDELWEISS**  
**Commissioner's Meeting**  
**Tuesday, April 7th, 2026**

The Board of Commissioners Meeting was held at 9:00am on Tuesday, April 7, 2026. In attendance for the public meeting are Commissioner Mark Graffam, Commissioner Nancy Cole, Commissioner Wooda McNiven, and DPW Forman Jeff DeMartino and Administrator Jennifer Scully. In attendance is Bob D'Ambra and Jane Gunn.

The meeting was videotaped by Lauren Woss with Madison TV.

**Public Meeting**

At 9:00am Commissioner Wooda McNiven calls the meeting to order.

- Approval of Agenda  
**Wooda McNiven makes a motion to discuss & approve the April 7th agenda. Nancy Cole 2nds. The motion to approve the agenda is passed 3-0.**
  
- Approval of Minutes @ 9:00am
  - **Wooda McNiven makes a motion to discuss and approve the meeting minutes of March 31st. Nancy Cole 2nds it.** Nancy Cole discusses the need to **BOLD** all motions made, even those standard motions, like Approval of Agenda and Minutes, made at every board meeting. Discussions are not bolded but the final vote on the motion is. Mark points out correct spelling of Jeff's last name, where the M in DeMartino is capitalized which, it wasn't, on the March 31<sup>st</sup> minutes. Mark also questions how RockHouse (of RockHouse Mountain Property Owners Association) should be in writing. Wooda says he will look into this and use the same style as this entity does on its website. (Note; the way it is presented in these minutes matches the website). Mark points need to correct spelling of Huttwil.
  - Jennifer comments on March 24<sup>th</sup> amendments to the minutes. She believes the amended minutes are incorrect and that relevant portions were removed. She then launches into a prepared 9-minute-long personal diatribe against the Commissioners that they are somehow implying she is making mistakes on the manifest and other administrative forms. In addition, she complains that the Commissioner's words and actions at the Board Meetings also infer that she is not doing her job correctly. She further states her opinion that this is being done deliberately, and she is now being excluded from non-public sessions. She also calls out meeting minutes of February 10<sup>th</sup>, March 11<sup>th</sup> and 24<sup>th</sup> that are not yet finalized and are outstanding. She also cites she has been under the threat of disciplinary action for two months and this is causing her emotional distress. She asks if we intend to take disciplinary action. Nancy replies not at this time but that could happen in the future. Jennifer then declares that she will no longer attend the Commissioner meetings nor complete meeting minutes for meetings she does not attend. She proceeds to walk out. On her way out, Nancy asks Jennifer if this is her resignation. Jennifer

replies by saying she is dismissing herself from these meetings. Nancy says this is part of her job. Wooda also tells her this is part of her job. Nancy says she doesn't have the right to just walk out. Jennifer says yes she does and goes on to claim that it is intolerable for her to put up with the abuse she feels she receives at these meetings. She then walks out. Mark brings up need now for a non-public session. Discussion ensues how to proceed with this incident. Mark suggests contacting legal counsel.

- **The Meeting Minutes of March 31<sup>st</sup> are approved 3-0.**
  
- Approval of the Manifests @ 9:17 am
  - Operations – **Wooda McNiven makes a motion to discuss & approve the Operations Manifest in the amount of \$2,803.78. Nancy Cole 2nds the motion. The motion is passed 3-0.**
  - Water – **Wooda McNiven makes a motion to discuss & approve the Water Manifest in the amount of \$1,558.33. Nancy Cole seconds. The motion is passed 3-0**
  
- DPW with the Foreman, Jeff DeMartino@ 9:21 am
  - Jeff looked into price per gallon for both Magnesium Chloride (\$1.73) and Calcium Chloride (\$1.75) and reports that DPW does not need any of these dust-control agents right now.
  - DPW crew took a close look at the culvert in the 23 Huttwil Driveway and reports that it needs to be dug out and reset some 6 to 7 inches lower with stone bedding. Mark states we need to meet with the owner to not only discuss the culvert but also other driveway reshaping work that needs to be done to ensure proper drainage. Mark volunteers to call the owner to help arrange an in-person meeting between owner, DPW crew and any available commissioners.
  - Jeff reports that the old culvert at 39 Huttwil that was clogged up has been cleared and it is now working but it will need eventual replacement due to its poor condition.
  - The sand in the ditch near the culvert at 63 Huttwil was dug out but there is still a lot of sand near the road and ditch line. Nancy asks if driveway was regraded, but Jeff said no, it was just the sand that was causing issues and because it is still there, rain will push the sand back into the culvert. Mark states that it is going to be a huge undertaking to get many driveways with the issues into compliance with the current Driveway Ordinance. The Homeowner will need to be called.
  - Street signs that have been bent from winter plowing will be straightened out and even re-located if needed.
  - Jeff ordered some shirts for the DPW employees.
  - Jeff cites the pond ordinance and the need to put the pulled board back in by April 11<sup>th</sup>.
  - Mark asks if the hockey nets owned by a VDOE resident (who lets anyone skating on Little Pea use them) can be stored at DPW 2. Jeff thinks they can be stored safely behind the salt shed.
  - DPW checked the Grison pipe and the flow of water through it is good and smooth.
  - Jeff reports the blower is in for service with the backhoe.
  - Jeff reports Madison is planning on lifting the road bans later in the week.
  - In response to Mark's question about buying culverts, Jeff reports on a list he prepared and sent via email to everyone earlier today.

- Wooda asks about the quote on Carbide Blades from Jordan for \$3,420 (for Grader Mold Board). Jeff discusses why these are so expensive and how Tony thinks the current blades will need to be replaced later this year. Jeff will check with other vendors and price shop for Carbide Blades.
- Mark voices his concerns about price impacts due to Iran War and how purchasing basic materials for road work is going to put pressure on the budget approved at the March 7<sup>th</sup> annual meeting.
- Mark states that ditching before new driveways go in is something that should be done whenever needed to ensure proper drainage.
- **Simply Water @ 9:49 am**
  - Wooda requests that Jeff remain while Ian and everyone discuss the Lugano road and water line issues. All concur.
  - Wooda reports that Willy Nutile and others questioned whether the water main on Lugano dead ends before reaching Eidelweiss Drive. Ian puts a 99% certainty on his belief that the Lugano water main ties into Eidelweiss water main. Furthermore, he knows where the Lugano water main is based on the work that was performed there last summer but that some ledge rock or other hard obstruction prevented tying the corner house (bottom of Lugano) into the Lugano water main.
  - Mark informs Ian about the different sized Excavators that Willy Nutile has for the Lugano work and discuss which one would be best suited to perform the work while also causing the least of amount of wear on VDOE roads.
  - Other aspects of Lugano job coordination, between Simply Water, Black Dog Excavating and DPW crew, are discussed. Timing is also discussed. Ian commits to the first full week in May.
  - Same corner home experienced a water outage due to frozen pipes. It is unclear where the freeze was, such as in a VDOE owned line or the homeowner's service line, but when the fix is made, the VDOE line will be properly trenched and/or insulated to prevent future freezing. Should it freeze next winter, then the problem is in the homeowner's service line.
  - Mark voices concern about homeowner's using a bleeder but Ian says Simply Water won't let this happen.
  - Mark inquires about size of uranium vessels at Muddy Beach. Ian believes there is way to make it all fit depending on size and quantity of vessels. Discussion follows about configuration and size of vessels. This discussion includes waste disposal and companies that supply and/or install uranium filtration systems such as Prescott and Second Wind and Simply Water too. Mark also reports issues that Nick Sceggell had with getting info from R.E. Prescott as he worked on the design of the filtration system and that's why he pivoted to Second Wind. Design discussion also included how detailed it needed to be, in particular for NHDES. Ian believes the design does not have to be overly detailed in terms of installed equipment, but it does need to address operating details and water flow parameters.
  - Discussion turns to installation of new Como Zone PRV pit, including coordination between Simply Water and Bernie Quint and wetland area considerations and drainage as it relates to pumping out the chamber when flooded.

- Mark brings up Bristenstock PRV pit and asks Ian to check it out.
  - Ian reports on five-year update to Emergency Plan to include the addition of new pressure zones due to installation of Reinach Tank.
  - Discussion returns to Como pit and water lines and various control valves leading to it. Mark estimates this project will commence in a few months' time.
  - Ian reports on upcoming PRV pit checks, shut down of bleeders and flushing of the system. Nancy asks for a week or so heads up before system is temporarily shut down to flush it out in order to notify residents.
  - Ian suggests changing blow off hydrants to flushing hydrants, which would provide better performance and year-round access.
  - Ian got a price on a new pump and motor and VFD and discusses how to install this, in segments or all at once. Ian suggests doing it all at once versus splitting it up as it is more economical. Mark agrees. Do the whole project at one time.
- **Commissioner's Concerns/Reports @ 10:26 am**  
**Nancy Cole**
    - Nancy reports having been in touch with, and worked with, Simply Water and NHDES to finalize the Water System Emergency Plan. **Nancy makes a motion to sign the plan (all three Commissioners). Wooda seconds. Motion passes 3-0.**
    - Nancy reports that the Emergency Plan can be modified at any point when changes in the water system occur, such as Como PRV. We don't have to wait until the next five-year update.
    - Nancy reports that she and Treasurer Jane Gunn worked on the Cash Flow Report but only put in the actual numbers for January and February. They experienced some issues with the Excel formulas. Mark explains that that he protected some of the Excel cells with formulas in them. Discussion with Jane present alongside Commissioners ensues on how to handle the income from the cell tower due to this income already being part of the bank statements. Discussion also entails how the revenue and expenses should be presented and in what order. Average monthly expense run rates are discussed but Mark mentions that this will increase this summer due to road work.
    - Jane reports that banks won't tell her what the current CD rates are. Mark says he should go to the bank with her to see if one \$8,000 CD can be established, although it may be too much work and not worth the effort.
    - New checks need to be ordered from the bank as prior source of printed checks is no longer available.
    - Nancy brings up the need for a Driveway Culvert Policy. The question is, should driveway culvert installations be on a cost shared basis with the homeowner or should VDOE just do it unilaterally? There are pros and cons to each approach. Mark is doing research as to how NH regulations and other municipalities address this issue. From this, a conclusion / decision should be possible in the near-term future.

### Mark Graffam

- Mark states that despite all our budget planning efforts and best laid plans - starting as far back as November of last year - are now all out the window due to current world events.
- Mark inquires about files requested from the Lawyers regarding the various Huttwil properties that needed some legal work. Have these been received. This needs to be looked into.
- Mark plans to reach out to Carroll County Sheriff to get the tower agreement finalized.
- Summit Pump House trees need to be trimmed back. An outside vendor is needed to do this work, to cut trees and branches around the pump house and to haul the debris.
- Discussion about various small projects to be performed by a local vendor around the village district and to find out where these projects stand and when they will be completed.
- Mark reports he will work on Bulletin Board doors.

### Wooda McNiven

- Wooda reports that he contacted a local CPA firm he'd been told does municipal audits, but it turns out they do not. Wooda then goes on to report he will use the NH CPA professional society website that has a search feature for the type of accounting work various NH CPA firms do, and with this he will call the ones that come up in this search feature that do municipal auditing.
- Wooda presents the two Tax-Exempt Leasing documents for the two new trucks. He points out that some parts of these agreements require that Mark and Nancy have to sign as well. **Wooda makes a motion to complete the two lease packages with all needed signatures. Nancy seconds. Motion passes 3-0.**
- **Wooda makes a second motion that all three Commissioners sign the purchase agreements for the Dodge RAM (Keene), the Western Star (HP Fairfield) and the Plow Rig (HP Fairfield) to that will go on the Dodge RAM.**

- Old Business/Tabled Items @ 11:15 am

- Audit 2025 discussed in Wooda's report

- Administrator's Report

- None

- Signature Items

- None

- Correspondence

- None

- Public Appearance/Public Comments

- No public appearances or public comments.

**Mark makes motion to go into non-public session to discuss an employee matter. Nancy seconds. Motion passes 3-0.**

To view the meeting on video, please click on the following link:

[Village District of Edelweiss March 31, 2026](#)