

VILLAGE DISTRICT OF EIDELWEISS
Commissioner's Meeting
Tuesday, May 5, 2026

The Board of Commissioners Meeting was held at 9:00 am on Tuesday, May 5th, 2026. In attendance at the public meeting are Commissioner Mark Graffam, Commissioner Nancy Cole, Commissioner Wooda McNiven. Absent, DPW Forman Jeff DeMartino. In attendance also were Bob D'Ambra, Doug Prescott, Francis D. Parisi and Mark Ohlson.

The meeting was videotaped by Evan Woss with Madison TV.

Public Meeting

At 9:01am Commissioner Wooda McNiven calls the meeting to order.

Approval of Agenda

Wooda McNiven makes a motion to discuss and approve the May 5th agenda. Mark Graffam 2nds the motion. Mark Graffam also points out the need for a non-public session to discuss a contract negotiation. **The motion to approve the agenda is passed 3-0.**

• **Approval of Minutes @ 9:02am**

Wooda makes a motion to discuss and approve the meeting minutes of April 28th. Nancy Cole 2nds it. Nancy points out the following:

1. Correction of "Fail" to past tense in DPW report about 'Failed' culverts.
2. Punctuation, a period needs to be added in Public Comments section regarding Swim Raft work... The plan is to do other rafts (period here).

Motion is passed 2-0-1, with Wooda abstaining as he was not present at the April 28th meeting.

Approval of the Manifests @ 9:04am

- **Wooda makes a motion to discuss and approve the Operations Manifest in the amount of \$2,911.32. Nancy 2nds the motion.** Nancy points out that the I.T. services invoice consisted of the normal monthly charge plus an additional amount for support services rendered that are not part of standard monthly services. **The Motion is passed 3-0.**

Wooda makes a motion to discuss and approve the water system manifest for \$2,547.05. Nancy 2nds. The two water invoices consist of Eversource Electricity charges and Water Testing. The water testing was more extensive than normal as it consisted of Volatile Organic Compound tests, which are extra tests performed every few years and this was VDOE's year for these. **Motion is passed 3-0.**

Commissioner's Concerns/Reports @ 9:08 am

- **Nancy Cole**

1. Nancy reports on the new financial employee that started on Monday, May 4th
2. Nancy discussed new Manifest Presentation that breaks out the check details or the individual invoices that add up to the check to be sent to vendors, instead of just a grand total.
3. Nancy discussed work to be done with new financial employee on how certain accounts will be divided between Operations and Water and that figuring some of this out has already started using past invoices and payments as a guide.
4. Wooda makes a motion to create a "Cheat Sheet" that shows exactly how all accounts subject to a split between Operations and Water are split, e.g. 80-20 or 50-50, etc. Ensuing discussion is not treated as a motion, but all three Commissioners agree this needs to be done.

- **Mark Graffam**

1. Mark discusses Lugano work, where water line going into house on corner of Lugano and Eidelweiss was not put in correctly because it was done decades ago and before modern excavating equipment to deal with large subterranean obstacles such as ledge rock. Mark reports how the water main line from Lugano to curb-stop and then to water service line to the house was redone by Simply Water, Black Dog Excavating and the VDOE DPW. He also reports on the hazards this type of work can present for those working on it.
2. Mark discusses bulldozer needed at site where ditching material from continued FEMA work will go. Coleman provided one cost estimate but another estimate from Black Dog Excavating was lower cost and it included the transportation charges, which Coleman did not.
3. **Mark makes a motion to approve the rental of the D3 (bulldozer) from Black Dog Excavating at the rate of \$2,500 for the month. Wooda seconds. Motion passes 3-0**
4. Mark reports on the processing of Water Bill payments and issues discovered, most of which had to do with primary home addresses no longer valid for water customers whose VDOE residence is not their primary one. The Madison Town Clerk was consulted regarding this issue, and it turns out Madison also has invalid address issues it is contending with for its tax bills.
5. Mark reports on volume of work Nancy has undertaken since the beginning of April. **Mark makes a motion to offer a \$600 stipend to Nancy in consideration for all the extra work she has taken on due to no administrative employee at present time. Wooda seconds the motion. The motion passes 2-0-1 with Nancy abstaining.**
6. Mark reports he will start to prepare an employment ad for Office Help.

- **Wooda McNiven**

1. Wooda reports that he has contacted the DPW Foreman to provide Operating Information for the International Truck for the month of April, to fulfill reporting requirements per the Granite State Green Fleet program. The first report is due July 15th, covering the months of April, May and June.

2. Wooda reports that he will commence contacting accounting firms using the New Hampshire Society of CPA's website. The website provides a filter to bring up a list of accounting firms that conduct government audits, although Wooda is dubious that this filtered list is 100% accurate.

Water @ 9:31

- Wooda reports on the letter to Nick Sceggell from the NHDES regarding the Muddy Beach Uranium Filtration design. Rather than discuss it in detail at this meeting, Mark comments that this project is moving in the right direction, now, at last, after a year in planning. Mark also states that the Board is due to have another meeting with Nick Sceggell and this can be reviewed in more detail with him.

Signature Items @ 9:34 am

Mark discusses the Porta Potty rentals for the beaches and the quote for the 2026 season provided from the Company – under new ownership – that provides these units and maintains them for the duration of the rental period. Nancy comments that the quote does not differ significantly from 2025. **Mark makes a motion to approve the quote. Nancy seconds. Motion passes 2-0.**

Correspondence @ 9:36 am

- Letter regarding fuel availability at NHDOT site in Kingston NH is deemed as not affecting VDOE DPW refueling.

Scheduled Appearance

None

Public Appearance/Public Comments @ 9:36 am

- Attorney Francis D. Parisi, representing Vertex Towers, requests a driveway permit on Oak Ridge Road in order to access the proposed tower on Mark Ohlson's property. The VDOE Driveway Ordinance does not permit a driveway that leads to a property that is not within the VDOE. Parisi calls out the waiver provision in the Ordinance, but the VDOE Board makes no motion to provide this waiver. Parisi states that without a waiver and an approved driveway permit, then this issue will have to be settled in court. With this implied action, Mark informs Parisi that when threatened with litigation, VDOE legal counsel has advised that the board should no longer speak with that party. Mark asks that the meeting move on to the next agenda item, thus ending any further discussion with Attorney Parisi, however, Mark Ohlson chimes in and asks why the property on which the Cabana sits was not subdivided from the former VDOE clubhouse property that was sold. Mark tells Ohlson that a former board sold the old Clubhouse and the present board is not aware of whether the property was subdivided or not. Wooda states that Ohlson's inquiry is not germane to their issue. With this, Parisi and Ohlson depart.
- Doug reports that he and Willy Burnell and Bob D'ambra will be working on the swim raft at Boulder Beach this afternoon. This is the second of four rafts to be worked on. Thusis Beach swim raft was

the first and it took 14 man-hours of labor to prep. Doug expresses doubt that all four rafts will be ready for the Memorial Day Weekend but three of them should be and if this is the case, the intent is to launch all four rafts as is and wait until the autumn to work on the final raft when it is back out of the water.

- Doug discusses beach perching and types of securing screws that should be used. Mark proposes that the top edges of the perch are routed to avoid foot injuries. Placement of perches from waterline is also discussed.
- Nancy reminds everyone that heavy-duty ladders for the swim raft need to be used whenever there is a need for replacement.
- Doug reports on current state of Outhouse Cleaning project and a type of commode that prevents large trash items from being pushed through the opening and into the tight tank.

At 9:57, Wooda makes motion to go into a Non-Public session. Nancy seconds. Motion approved 3-0.

Submitted by
Wooda McNiven

To view the meeting on video, please click on the following link:
[Village District of Eidelweiss May 5, 2026 - YouTube](#)