

VILLAGE DISTRICT OF EIDELWEISS

Commissioner's Meeting

Wednesday, September 30, 2026

The Board of Commissioners Meeting was held at 9:00 am on Wednesday, September 30, 2026. In attendance at the public meeting are Commissioners; Mark Graffam, Nancy Cole, and Wooda McNiven; DPW Foreman, Jeff DeMartino. Also in attendance; Michelle Leahy, VDOE Office Manager, and homeowner, Bob D'Ambra.

Aysia Wellinghurst, from Madison TV, videotaped this meeting.

Public Meeting

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

- **Approval of Agenda:** @ 9:01

Wooda McNiven made a motion to discuss and approve the agenda, Nancy Cole 2nd.

Motion passed 3-0.

- **Approval of Minutes:** September 23rd, 2026 @ 9:03

Wooda McNiven made a motion to discuss and approve the minutes from September 23rd, 2026, Nancy 2nd. Add Evan Woss' name as the person who videotaped the meeting. Add Jeff DeMartino; DPW Foreman in attendance. Replace dump with "Transfer Station". Grader was spelled incorrectly. In DPW report, replace utilized with used. Replace "structure" with "Bay Door" in DPW report. The last line in DPW report should read "Mark would like a memo sent to the Madison Police Department regarding the excessive speeding and the specific identification of some of the vehicles and large trucks". In Wooda's report, Keene is spelled incorrectly. Also in Wooda's report, replace "and" with "about" and "issue: should be plural. In public comments, Willy Burnell's is spelled incorrectly. Remove "a" before heaps in Public Comments. **Motion passed 3-0 as amended.**

- **Approval of Manifest:** @ 9:13

Wooda McNiven made a motion to discuss and approve the \$42,097.82 Operations Manifest. Nancy 2nd. Some large payments in this manifest are as follows; Loan installment for the John Deere Backhoe for \$22,970.25, Town of Madison Trustees of the Trust Fund for \$11,385.00. **Motion passed 3-0.**

Mark Graffam made a motion that we will do a wire transfer out of session to make a payment for the 2026 RAM once we have all those numbers and have the treasurer lined up to do the wire transfer Nancy 2nd. Motion passed 3-0.

Wooda McNiven made a motion to approve the new calculated amount (for the Water Manifest), which sums all these line items. It comes out to \$1,097.30. Nancy 2nd. Motion passed 3-0.

Wooda McNiven made a motion to discuss and approve this (\$9,636.41 Payroll Manifest). Nancy 2nd. Motion passed 3-0.

- **DPW Report** @ 9:27

The DPW is moving along with the ditching of Adelboden Way, Aspen Drive, and Jungfrau Road. They were able to fill in the damage from the June storm at Grison Road. He will be applying gravel to Adelboden Way, Aspen Drive, and Jungfrau Road this week. Jeff will check with Coleman's about renting a Road Roller. A culvert is being installed on Little Shore Drive and there is a nice negative pitch. Mark Graffam mentioned a water main valve on Aspen Drive is now up and the pavement can go into it nicely. Mark also brought up the low hanging branches on Adelboden Way. These limbs may need to be removed to allow the 2026 Western Star Truck to pass through without receiving damage. The DPW will follow the mowing contractor using the Buffalo Turbine with the backhoe to clean up behind them. Mark Graffam noted, this type of work may be done in winter. Mark believes the FEMA ditching and gravel project will be done on time. If there are remaining funds available, the VDOE may ask for the remaining balance; 75% of that to be deposited in our bank.

- **Commissioner's Concerns/Reports @ 9:40**

Mark Graffam: The contractor hired to install the insulation at the Summit Pump House will be using the Cabana for storage while they are installing the insulation. Mark will check out scheduling the preliminary budget review for Saturday, November 14, 2026, at 10am at the Madison Town Hall.

Wooda McNiven: The 2026 Western Star was paid in full. The paperwork needed for the Clean Fleet Program grant will be submitted. The reimbursement will be a little less than the \$240,000 that was used to pay off the loan on this week's manifest. Wooda and Jeff DeMartino went to Riker Auto Salvage this past Saturday to take photos of the destruction of the International Truck. These photos are part of the required information that has been reported to the NH Department of Environmental Services. The VDOE has the sign off letter from the NHDES. The VDOE has a checklist to be completed for the final letter requesting the grant money for reimbursement. A discussion started regarding the new 2026 RAM 5500 and getting a temporary plate as requested by HP Fairfield.

Nancy Cole: Nancy said the Budget vs Actual Report looks good. Tweaks will need to be made allocating expenses, but the bottom line will not change. The budget for Operations and Highway looks good. Moving forward if there is a concern for the budget, the VDOE has a warrant article from 2025 for \$50,000. This is for gravel and roadwork. These funds could be moved and would be available for use. Some invoices submitted for FEMA road work could also be used to move funds and would be available as well. Nancy does not think this will be necessary, but it is a comfort knowing it is available if needed. The Cash Flow report shows the expenditures expected in October. These have been expended; \$22,000 for the John Deere, \$13,295 for the 2026 RAM, and the \$240,000 payoff for the Western Star. Cash flow will be good through December. Nancy would like to discuss Building Permits vs Zoning Ordinance with the Town of Madison Planning Board. The Town of Madison zoning has The Village District of Eidelweiss as district of *"primarily single-family houses"* and accessory units as required by law. She would like the word *"primarily"* addressed and noted the ordinance should be clearer. This may need to be a Warrant Article voted on in March 2027. Mark Graffam will mention this in Public Comments at the next Town of Madison Planning Board Meeting. The change to the VDOE weekly Commissioner's Meeting from Wednesday, November 25th, 2026, to Tuesday, November 24th, 2026, will need to be posted. The meeting will be held at the VDOE Office. Nancy had sad announcement. The prior VDOE Treasurer passed away on September

29, 2026. Dinah Reiss was very dedicated to the Village District of Eidelweiss. She was the treasurer for over 18 years.

- **Water @ 10:04**
Nothing to report.
- **Administrator's Report @ 10:04**
A homeowner at 15 Big Loop Road requested a culvert to be installed. The homeowner said he would pay for the materials if the DPW could install the culvert. The Commissioners said the DPW will need to inspect the site to determine if a culvert is needed.
Mark Graffam made a motion that we respond to his (15 Big Loop Road) email saying we received his email and we need the highway department to look at it (15 Big Loop Road) and then see if we have the culvert that if they do want to install one, do we have the culvert in inventory or do we have to order it? Nancy 2nd. Motion passed 3-0.
- **Old Business/Tabled Items @ 10:08**
Nothing to report.
- **Signature Items @ 10:08**
- **Correspondence @ 10:08**
Nothing to report.
- **Non-Agenda items @ 10:10**
Nothing to report.
- **Public Comments @ 10:10**

@10:10 Wooda McNiven made a motion that we go into non-public session under 91A for an employee issue. Nancy 2nd. Mark Graffam, yes; Wooda McNiven, yes; Nancy Cole, yes; The motion passed 3-0.

Submitted by-Michelle Leahy

To view this video, please use the following link.
<https://www.youtube.com/watch?v=x1J32obLLgs>