

Maple Corner Community Center Board Meeting
June 1, 2021.

Present: President Dirk Van Susteren, Andrew Nemethy, John Rosenblum, Steve Sweeney, Jamie Moorby, Bill Powell

The board met in person, at the home of President Dirk Van Susteren, for the first time since the Oct. 20, 2020 annual meeting.

New Well Proposal

The main item on the agenda was discussion of a recommendation by Treasurer Bill Powell to end a legacy water-sharing system with two adjacent neighbors and drill a well that would serve the center alone. The idea developed after he took over as treasurer and familiarized himself with the MCCC operations and learned the center had a shared water system, and that the board had concerns about its long-term "gentleman's agreement" on the use of the system. Powell decided to explore the issue and brought to the board his rationale for a new well and spelled out the potential costs. As part of the plan, he also proposed the idea of converting the electric water heater to an on-demand high-efficiency gas unit. The existing storage tank heater wastes electricity during extended low usage periods and is inadequate at providing enough hot water for big community events, he noted.

Powell noted he used to work in well drilling and explained that his big concern with the existing system of shared water is not the annual operating cost but what happens if the old system fails during winter and major excavation is required to fix it, saying avoiding those "capital costs" is important. He provided a bid estimate from Manosh well drillers for piping and an artesian well for a total cost of \$6,750, and argued strongly that it was a good use of funds for the future.

Extended discussion ensued about the costs of replacement, questions about possible lead piping in the existing system raised previously, ability to get a driller on site, and budgeting for the new well and piping to the center. Powell explained that the well site was judged in accordance with health regulations and could be drilled safely for potable water and would include a protective shield for extra measure. Others noted that the board had already approved up to \$2,000 to have a lawyer draw up a legal document to spell out the MCCC rights to the water sharing agreement.

A general consensus was reached that drilling a well on the southwest corner of the MCCC would be to the long-term benefit to the center and forestall possible problems in the future. Since the MCCC board was already beginning preliminary budget preparations for the annual meeting in fall, it was agreed that plans should be set to budget for the well in the 2022 budget. The board decided a formal motion would be a good idea on the issue.

As a result, the board voted unanimously "to proceed with plans to drill our own well and direct the operations manager and staff to schedule plans with Manosh, and to budget both for well drilling and pump installation in the 2022 budget. The motion was made by

Jamie Moorby and 2nd by Bill Powell.

Blue Barn Summer Camp

The board listened to a proposal to assist in operations of the Blue Barn Summer Camp from Joe Franco, who has run it in Maple Corner for years, and operations manager Jamie Moorby. Discussion ensued as to possible use of the MCCC facilities and bathrooms in case of rain, and also the possibility that the MCCC insurance liability policy could apply to cover the camp if MCCC was a “sponsor” of the community camp.

Lewis Franco, Joe’s dad, explained his son undertook the three-week camp as a Vista Project in 8th grade and it has been a highly successful and appreciated camp ever since, drawing up to 12 kids for each one-week session. Board members agreed the camp fit the community-building charter of the MCCC and that keeping it going was a worthwhile cause that would be good to support. Treasurer Bill Powell, who has been reviewing the center’s liability insurance policy, agreed to explore whether there is potential to have the MCCC officially bring camp sponsorship under the “umbrella” of the policy for future years.

Other Business

- Based on a question from Powell, the board discussed the MCCC’s share holdings of the Maple Corner Community Store and the need to clarify who is holding the physical shares.

- President VanSusteren announced that board member Debbie Clark was planning to resign and leave the board. Because Clark was the authorized alternate to sign checks besides the president, former treasurer Steve Sweeney agreed to take on that role in the future with the bank.

- Operations Manager Moorby informed the board that a long-approved sum of \$886.60 to Eleanor Ott, previously set aside for a project planting maple trees around Maple Corner, had finally been disbursed for a final installment of plantings.

No further business being noted, the board agreed to adjourn.