

**MINUTES OF WOPWA ANNUAL MEETING**  
**July 21, 2007 at the home of Janet & Rich Cocchiaro**

**Meeting called to order at 10:20 AM by Anne Knight**

Those in attendance: Anne Knight, Lisa Lovett, Kevin Frank, Galen Beach, Bonnie Hunt, Bob Maloney, Anne Ireland, Janet & Rich Cocchiaro, Sid Lovett, Jeannie West, Lois & Will Stratton, Chuck Vicinus, Lili & Bob Young, Ann & George Levin, Marty & Corinne Hirsch, Ted VanSant, Dave Peterson, Carol & Bob McHugh, Bob & Sarah Rothschild, Will Brown, Martha & Bill Southard, Margie & Michael Bogdanow, Blake Ireland, Mimzie & Robert Uhler, Dick Peterson, Doug & Beth DeCluitt, Peter Levin, Barbara Gray, and Sarah Young

Anne thanked Janet and Rich for hosting the meeting and everyone for attending.  
Special accolades to Ann and George Levin for everything they've done for WOPWA.

Minutes from Annual Meeting 2006: It was noted that the minutes emailed out were from the board meeting and not last year's annual meeting, so copies of minutes from last year's annual meeting were available for review. Will Stratton made a motion to accept the minutes and Marty Hirsch seconded. The minutes were approved.

**Treasurer's Report : Will Stratton**

Opening Balance: \$2106.00

Revenue (Dues, Interest, Craft Sales and Tax Refund) = 1245.40

Expenses (Dues to NH Lakes Assn, Water Testing, Income Tax, Administration) = 549.57

Closing Balance: \$2801.83

As of June 30, 2007 there were 47 dues paying members.

Someone inquired about the similarity between the tax refund and income tax shown in the report. Will explained that WOPWA is a taxable organization – paying 15% tax on income after taxes – and it is a coincidence that both figures are so close. Sid Lovett moved we thank Will for his efforts and Will responded that he is happy to accept money if anyone would like to contribute.

**Membership:** the organization has been looking to attract new members from around the watershed who may not be familiar with WOPWA.

Ted VanSant and Dave Peterson reported that:

1. flyer was put together of what the organization is about
2. mailing to people in the watershed – 120 letters sent out this past week – Janet said we've received two responses – and some letters were undeliverable
3. hope to clean up the mailing list
4. purpose of mailing was to increase awareness and membership of WOPWA

**Conservation Easement Fund:** Kevin Frank reported that Mary Perry was a founder of WOPWA and a motivating force for conservation. The board and a committee recommends we do something meaningful in her memory and that \$1,000 from the current income be set aside as a fund for people to use if needed to complete the process of putting property into a conservation easement. This fund would be used to cover survey/legal costs and encourage land conservation. A motion was made to seed the fund with \$1000 from surplus in budget now and form a committee of 3 members to define how this money would be distributed. Rich Cocchiaro made the motion – seconded by Sid Lovett. No further discussion - motion approved. The committee will consist of Rich Cocchiaro, Bob Maloney, and Kevin Frank (chair).

**Conservation issues around the lake:** Anne Ireland served as our designated representative to Squam Lakes Conservation Society (SLCS). Roger Larochelle, executive director is concerned about land conservation in the Squam Lakes area.

Anne described what is happening with **Rick Fabian's land** next to the White Oak Pond Motel. The 7.3 acres consist of 4 lots altogether and 200 feet of water frontage on the pond. Rick plans to put the 4.6 acres next to the motel into conservation easement and sell the rest as a house lot. A percolation test was done which determined that the frontage lot is in wet land (judicial wetland). Len Hunt, the original owner, is the only one who could change the building covenant – and he did – in order to allow Rick to tie the two lots together as a buildable lot but the house would be closer to Route 3 (not near the waterfront) and the driveway entrance must be on White Oak Pond Rd. Rick is having the land reappraised before putting the entire piece on the market.

**White Oak Motel** discussion: Carol and John McHugh are selling the motel. Some ideas for the motel include: “condominiumize” it like Loon Hollow or sell it to someone who could divide the property into 6 house lots. McHughs said they have spoken with Earl Hanson and the town does not see the sale of the motel as a problem keeping it a motel or converting to house lots. McHugh's would like to keep their house. The motel has 350' of frontage. Bob Rothschild mentioned that he would be happy to talk after the meeting about the motel. It is considered “general zoning”...

**Report on the Dam:** Janet Cocchiaro addressed water level issue and explained that Barry Eastman had heart attack this summer and hasn't been working regularly. He did lower the lake level last fall – and a second time during spring floods. The top board was put in by John McHugh this spring when the lake level was falling since the board was not in place. Barry wants to continue to take care of the dam. Barry is our agent and he is not paid. George Levin explained that WOPWA hired Graton to manage the dam at an exorbitant price but now Barry does it for free. We expressed our appreciation for Barry's efforts on behalf of WOPWA.

Anne Knight added the issue of lake access and signage at the dam to the agenda.

#### **Water Quality Report: Galen Beach**

She and Nancy Voorhis prepared a handout addressing the issue of numbers in terms of % - increases – conductivity, etc. She explained that a DES satellite office has opened in Plymouth so water samples go there instead of Concord. Other items: Shoreline survey with GPS to graph trees is halfway complete. Still waiting on winter wetland survey trip which will happen when it freezes again.

Biologist – large amounts of pollen in the lake and small bacteria blooms have been identified.

Tiny points of translucent blue/green – when it gets to be a nuisance it will be a scum on the lake.

Contact DES if you see anything like this – or call Galen.

Lake is fabulously beautiful – good shape – continue to monitor dump. Chloride levels are somewhat higher there. Anne asked Ted Vansant to thank Nancy Voorhis for the handout, and requested that she provide a copy for the website.

#### **Environmental Leaching Project (i.e. ancient septic tanks): Rich Cocchiaro**

Rich introduced **Chris Devine** – Executive Director of SLA – as the speaker on this topic. His major points are outlined as follows:

Issues that SLA and WOPWA have are identical (ground and surface issues).

Lakes and pond are dynamic – and they age – they are subject to variations in climate. Precipitation is the key to variation, and lakes and ponds will turn into wetlands but not in our lifetime. What we do while we're here is key.

3100 acres in total watershed area - Pond has 300 acres (291) - 10% is the pond - maximum depth is 36 ft.

Classified as a soft bottom pond – not rocky bottom. The pond has extensive connection to wetlands on east side. It is a “brown soft pond” (NH terminology) and “normal”.

Since 1989 WOP has been monitored. The nutrient levels are up. Algae won't be too bad – unless it stays hot for the rest of the summer. Overall the water quality in White Oak Pond is very good with the key parameters indicating quality somewhere between pristine (oligotrophic) and moderately productive (mesotrophic). Key parameters all of which are quantitative are: total phosphorus, clarity and chlorophyll. Key parameters – clarity of the water, (11 meters in WOP), chlorophyll (how much algae is in the water), phosphorus levels (naturally occurs with every rainstorm – ground leeching)...

Phosphorus in upper zone of lake at levels as if there was nothing on the pond – very low levels...pristine oligotrophic conditions. Excess nutrients is what we want to avoid. Automatic dishwashers are the last remaining source of phosphorus. Buy a detergent with the lowest phosphorus concentration.

Native vegetation is important – the first 50 feet between you and pond is sacred ground. Leave the groundcover vegetation ALONE... Ornamental vegetation – use native vegetation – don't add fertilizers. (brochure available at SLA). Non-native vegetation you will have to feed and water – the town of Holderness states that you are not allowed to plant 250' from water source. The Shoreline Protection Act becomes effective January/Feb 2008

#### **Septic systems** – year round resident vs. full time resident

Using a seasonal home with four times the people is much more intensive than year-round normal occupancy. Should pump septic out every 2 – 3 years – will have less of an impact on environment.

If you have a water leak you should fix immediately – they can destroy your septic system.

Garbage disposals – shouldn't have one with septic system. Don't use bleach – non-chlorine bleach is okay. Do a little laundry each day during off peak hours.

**Ways to conserve energy:** Convert your light bulbs to compact fluorescents or bulbs other than incandescent that use less energy.

Install programmable thermostats – these are inexpensive, simple to install and you will use less energy.

Use motion sensing switches – both outside and inside – to trigger lighting.

#### **Lake Host Program: Anne Knight**

The cost for program would be \$250 a year to NH Lakes Assoc. for someone to monitor access to WOP.

We are entitled to apply for this on a matching basis. \$1000 is what we could qualify for...do we want to apply? Janet mentioned that we did this 3 years ago (is difficult for person – bored out his mind)

Chuck asked if there was milfoil issue? The answer is “no, not in WOP”. We will not pursue the lake host program.

#### **WOPWA website: Anne Knight**

Adam Vicinus built the website – [www.whiteoakpond.com](http://www.whiteoakpond.com)

Anne has been populating site with documents, photographs, info about pond, items pertinent to the association (bylaws, minutes, historical info, membership, posting of announcements, etc.),

Nancy Voorhis has agreed to serve as the webmaster. The members suggested that we be cautious on how the website is developed...

#### **Bylaws: Anne Knight**

Corrine Hirsch, Will Stratton, and Anne reviewed bylaws and made recommendations.

Anne discovered that an article about water rights was approved in 1998, so the new article has been incorporated. Other changes to the Bylaws include:

- Change in membership year – from July 30<sup>th</sup> to September 1<sup>st</sup>
- Change to \$10 dollar for dues
- Secretary's duties – maintenance of database

- Designating that past president become member of the board
- President/VP – two year term – two term limit
- Sec/treasurer – one year term with no limit
- Definition of standing committee – water quality committee and nominating committee
- Article 6 is an addition
- Article 7 states that all references to “he” – are now he/she

Kevin Frank moved to approve the revised Bylaws – second by Will Stratton.

Question by Mr. Uhler – how will change in membership year effect the treasurer report?

Bylaws don't affect report but Will will take under advisement...The Bylaws were approved as revised.

### **Nomination of officers and board members:**

Officers:

President - Anne Knight – second year of 2 year term

VP – Dave Peterson – second year of 2 year term

Treasurer - Will Stratton – 12<sup>th</sup> of one year term

Secretary – Lisa Lovett – first year of one year term

Marty Hirsch moved approval of officers – Will Stratton seconded --Approved

Board members to be elected:

Moving from first term to second term: Sarah Young, Dave Peterson and Caryn McHose, Nancy McDonald

First year onto the board is Anne Ireland – first year of first term

Other nominations from the floor? Will Brown who accepts

First year first term: Galen Beach and Will Brown

All Board members were approved.

Galen Beach and Nancy Voorhis: Water Quality Committee

Sarah Rothschild volunteered to be on nominating committee with Lisa Lovett and Marty Hirsch.

Janet Cochiarro serves as dam liaison and rep to SLA

**Creation Celebration** – Lois Stratton - 4 artists Michael, Mimzie, Jeannie Lovett West and Lois Stratton - \$94 given to WOPWA last year (15% of sales).

### **Lake Access – signage at the lake**

Bob and Sara Rothschild own the land where the access to WOP is. Thank you for your generosity. Bob has placed boulders across entrance and has agreed to move them when someone needs to launch their boat. There has been abuse of access which is why boulders went in. This also prevents the parking lot from being enlarged.

### **Wildlife citings include:**

Foxes, Bear...Kevin saw two adult loons playing cards, Coyote. July 11<sup>th</sup> – last two baby Loons produced were visible.

Decided to hold Annual Meeting 2008 on the third weekend in July. Sara Young said she could possibly host it in case of rain but anyone else should contact Anne if they could possibly host the meeting next summer.

Meeting adjourned at 12:08 p.m.