

STOCKER POND COMMUNITY ASSOCIATION

Draft Annual Association Meeting Minutes

September 13, 2025

4:00 PM

Present: Dotsy & Russ Miles, Dave Szczesiul, Josee Dupuis, Becky & Mike Niklas, Ernie & Sarah Lemelin, Craig Beckerleg, Karin & Ken Nicoll, Rose Mitchell, Robin Johnston, Sarah Soucy, Jeff Peterson, Tom & Linda Shemanske

Call to Order: Tom Shemanske called the meeting to order at 4:10PM.

Minutes: Karin Nicoll made a motion to approve the minutes of the September 7, 2024 association meeting. Dave Szczesiul seconded the motion. The minutes were approved by the association members present.

Director's Report: Tom Shemanske thanked Dotsy & Russ Miles for graciously hosting this year's association meeting. He then introduced the names of the two families who are presently building residences on Stocker Pond Road: Mark and Raya-Jean Zaczek, between Kathy and Jeff Peterson's, and Chris and Libby Kelly, between Lauren Lynch and Robin Johnston.

New Business:

1. New bylaws for the Stocker Pond Community Association (SPCA) were sent via email to association members this past year. The SPCA Directors began with the old bylaws from the Property Owners Association of Stocker Pond under which our new SPCA was registered with the State. Many variations on a theme were considered, but most challenging was precisely defining who members were, deciding how to associate votes with property owned and number of owners, as well as absentee ballots. The following decisions were made:

Members: Membership is open to all owners of property that have deeded access to Stocker Pond, together with others approved by the Board of Directors. Currently, everyone on Stocker Pond Rd and extension, Lumber Lane and bits of Sanborn Hill Ext.

Voting: In the end we proposed the absolute simplest solution: "one vote per Association member in attendance."

Comments: Rose Mitchell liked the simplicity of the revised bylaws.

A motion to approve the revised bylaws was made by Sarah Soucy and seconded by Rose Mitchell. The bylaws were passed unanimously by the association members present.

2. Water Quality Report: Karin Nicoll, with the help of Ken Nicoll, took water samples from the pond in June and August of this year. Karin reported that Stocker Pond is in good condition

considering its age. The two days that she took samples were overcast and breezy, and it's unclear if those conditions affected the test results.

- Acidity – improved slightly from last year
- Phosphorus leads to algae growth and cyanobacteria; it tested high in June and in the acceptable range when tested in August. Karin pointed out that the June test was taken after several weeks of rain.
- Chloride was also lower in August than June, the June result was higher than state standards. The chloride in the water is affected by failing septic systems and road runoff.
- Conductivity is higher than last year. The high levels are also affected by road salt and fertilizer runoff.
- Turbidity tested within the median range.
- Color is affected by decaying organic matter. It tested high in June, and within range in August.
- Alkalinity also tested better in August than in June.
- E-coli testing is subjective, depending on where the sample is taken. The cause of poor results are failing septic systems and animal waste. The test kit was not available in June, so a sample was taken only once in August by the inlet. The test came in higher than we've experienced in the past, but the results are still within range. Karin tested again and the results had improved.

Karin then spoke about invasive plants. Right now, we have native milfoil and bladderwort found in our pond, but neither is invasive. Her concern is whether boats that are on the pond that have been on other waterways may be bringing invasive plants to our pond. She reminded people to suggest to company or others who may be putting a boat in from another body of water to make sure the boat is cleaned and drained of water. It should then dry for 3 days before introducing it to a new body of water.

Recommendations from LSPA (Karin's notes)

3. Stormwater Mitigation update: Tom reported that in 2024, the Upper Valley Lake Sunapee Regional Planning Commission received a grant from the National Fish and Wildlife Foundation to build a "pipeline" of Green Stormwater Infrastructure (GSI) projects in the Upper Valley region of New Hampshire and Vermont that will help to reduce Nitrogen in the Connecticut River watershed. The initial goal of the project is to identify over 100 potential green infrastructure projects in 57 municipalities. From this list, they plan to develop shovel-ready designs for ten sites. This notice went to Melissa White, the then Town Administrator, who forwarded it to Dave Wood, head of the Grantham Conservation Committee (GCC).

Dave Wood contacted Tom and asked for details about stormwater runoff into Stocker Pond. They met and walked up and down the road to give Dave a sense of the issues we face. Tom also provided some photos and video that gave a better sense of the intensity of what happens which were forwarded to the UVLSRPC.

The grant seeks projects generally on municipal property and their grant pays for planning only, not execution, so it's unclear if anything will happen here. Tom feels it's a longshot anything will happen here, but at least the Conservation Committee is aware of our runoff issues.

Tom also pointed out that for any future grants that may arise, it would be necessary to perform water tests on the run-off during a storm event to give empirical evidence of turbidity and impact of highway runoff, something challenging to accomplish.

Dave Wood is also connected with the sale of Cathy Narowicz's property (128 Stocker Pond Rd) through which significant run-off flows. He was going to present the idea of a retention pond to the trustee of the property and went as far as to suggest the GCC might help fund the construction.

4. Treasurer's Report: Ken Nicoll presented a summary of the financials for the fiscal year 2025 (Sept – Aug). (See attached).

Tom Shemanske made a motion to approve the financial statements for fiscal year 2025 as presented by Ken Nicoll. Dave Szczesiul seconded the motion. The financial statement was approved by the association members present.

Ken filed the renewal for the SPCA as a non-profit with the Secretary of State. It must be filed every 5 years. By renewing now, we won't have to file again until 2030.

5. Election of officers: The position of president, treasurer and secretary were up for renewal. Nominations received so far are Ken Nicoll for president, Tom Shemanske for treasurer, no one for secretary.

Tom asked for any further nominations. As none were made, Tom Shemanske made a motion to elect Ken Nicoll for President. Rose Mitchell seconded the motion. All voted in favor.

Rose Mitchell made a motion to elect Tom Shemanske for Treasurer. Ken Nicoll seconded the motion. All voted in favor.

Tom Shemanske made a motion to elect Linda Shemanske for secretary, which she accepted. Karin Nicoll seconded the motion. All voted in favor.

6. Open Issues: Ken Nicoll said that he and Karin went to a presentation about black bears. Bears are always within 1 mile of us. He reminded us that we should have our trash cans locked and secured at all times, including the trash cans sitting at the roadside so the bears won't be attracted to them. They were warned that bears have good memories, so once they can successfully open a trash can, they will return.
7. Sarah Soucy made a motion to adjourn the meeting. Ken Nicoll seconded the motion. There being no further discussion, the meeting was adjourned at 5:00pm.

Respectfully submitted,
Linda Shemanske
Recording Secretary