

# Board Meeting Minutes

Notes created on August 14, 2025 at 11:01 AM by Minutes AI

---

## Approval of Board Meeting Minutes for July 24<sup>th</sup> 2025

- Motion to approve July 24, 2025 meeting minutes made by Dave Lawson and seconded by Jim Eaton.
- Motion carried unanimously.

## Discussion of District Happenings

- One water tap installed since last meeting.
- One water tap waiting to be installed.
- One sewer tap installed since last meeting, none waiting.
- Total of 16 water taps and one sewer tap for 2025.
- Completed work orders spotted lines and set meters.
- Repaired 10 service line leaks and one mainline leak in the last two weeks.
- Three more leaks ongoing.
- Wells are back up and pumping.
  - Casing was cracked where the pitless adapter went in.
  - Dug down about 8 feet, cleaned and grinded the casing, then welded it shut.
  - New electric and telemetry installed.

## Approval of Payments, Bills, and Transfers

- Motion to approve made by Dave Lawson, and seconded by Jim Eaton. Motion carried.

## Fairlawn Project

- Project is almost done.
- Waiting for the contractor's last payout to be completed.
- One more draw down.
- Once the last pay app is paid, the project can be removed from the agenda.

## Pine Run Project

- Waiting for funding decision in September.
- If funding goes through, design will begin asap.
- All six-inch pipe.
- Will tie into where they left New England and tie back into Route 68, creating another loop.

## Lubeck Elementary School

- All right of ways obtained but one.
- Landman is working on the last right of way.
- The fellow is not willing to budge.
- The school board is aware of the situation.
- Recommendation to start the right of entry process.
- Ultimately the school's decision since they're paying the bills.
- Dave Lawson made a motion and was seconded by Jim Eaton, noting that Lubeck should not have to pay the customer for a right of way.

## Walnut Grove

- If they continue to turn a blind eye to said situation and it takes out our water and sewer line and we have to make the repair, then legal action should be taken.

## Public Comment

- There's a storm drainage problem that's wiping out the line in Tarrytowne.
- The sewer lines and drainage lines interfere with each other, sometimes crossing.
- The drainage problem is a design issue, potentially costing around \$600,000 to fix.
  
- Mr. Argabrite presented a document signed by most residents of Hill Court.
- The pipe section in question is located on one lot and a portion of the next.
- The pipe was installed by Mr. White, who stored the pipes in a field where they were weakened by the sun.
- The pipe keeps cracking due to pressure, with multiple breaks occurring in the same area.
  - One break took out a fire hydrant.
  - Another break occurred towards Pine Brook.
- Rocky stated he needed to get with Thrasher about redesigning and relaying the pipe, proposing a hot tap solution to connect a new line while shutting down the old one.
- He also pointed out the shallow depth of the existing line.
- Lay a new line on top of the existing line at a shallower depth.
- The problem with this solution is all the services.
- After laying a new section line, it needs to be loaded, tested, and flushed.
- All the services need to be punched across to the houses and tied into the existing meter center.
- Reduce the line to 3 inches and install a 2-inch flushing device.
- Currently, there is no flushing device, and they have to pull a meter and put a pigtail in to flush it.
- Lay 3-inch pipe, re-punch all services, and tie into each customer's line after approval from the bureau of public health.
- Rocky wants Kevin to look at this and get Thrasher to provide soft costs.

- The pressure will remain the same.
- Volume is not expected to be an issue.
- There are about 20 units from Pine Brook around to where the culvert is.
- The project can be done as a project or in-house.
- The current taps are deep, around 8 feet.
- Our Crew has repaired the line multiple times at that depth.
- The work will cause some disruption, which may upset residents.
- Rocky stated he believes the ground saturates fluoride after water goes through it.
- Testers look for fluoride to determine if a leak is from their system.
- The leak was a previous repair with a wrap.
- The line had split before, and a wrap was put on it.
- The line cracked right outside the wrap by an inch.
- Rocky noted that the wrap, if positioned slightly higher, might have prevented the leak.
- Due to the volume of water, the valve at the bottom of the hill was inaccessible, leading to the entire Tarrytowne being shut off.
- The speaker believes the on-call worker, being new, shut down the valve on top and then consulted a senior colleague to restore the system.
- The association secretary inquired about communication protocols regarding water problems, specifically whether homeowners are informed if a reported issue isn't Lubeck's responsibility.
- Rocky clarified that the service order personnel typically contact the phone number on the work order to provide updates.
- Rocky also noted that the infrastructure left by previous developers is problematic, citing instances of large voids under the road due to leaks.
- The water pressure is very high, around 110 psi at the house, potentially reaching 140-150 psi at the turn.
- Rocky stated that the pipe used was of low quality (150 class), already at its maximum pressure before exposure to the sun.

- The speaker alleges that instead of using proper fittings, the pipe was bowed, creating additional stress.
- Houses are split foyers with water meters located under the house, underneath the steps.
- Very few houses have curb stops, requiring metal detecting to locate them.
- Moving meters outside costs almost \$2,000 each, with about 15 moved so far.
- The area was previously a ravine that was filled in with trees and debris.
- Concrete from driveway work and French drains was buried in the yards.
- Studs in the houses are not consistently spaced every 16 inches.
- A neighbor's house corner is partially on another property due to lot layout.
- Rocky suggested hot tapping and laying a 3-inch line with 2-inch flush assemblies.
- Individual regulators in pits would reduce pressure while maintaining volume.
- Speaker prefers 110-pound pressure and has a separate line for it.

## Next Meeting

- August 28, 2025, 11:00am
- No problems were noted.

## Adjournment

- Motion to adjourn was made.
- Meeting adjourned at 11:27am

David H. Sawson  
Jon D. Eaton