

MOUNTAIN VIEW LAKE PROTECTION ASSOCIATION

ANNUAL MEETING

SATURDAY, JULY 4, 2026

MINUTES

At 9:03 am, Nancy Steproe, *President*, asked for a motion to call the meeting to order, which was duly made, seconded, and approved with no opposition or abstention.

Nancy Steproe then asked for a motion to waive the reading of the minutes of last year's meeting, and to simultaneously approve them. This motion was duly made, seconded, and approved with no opposition or abstention.

Association officers, board members, and general members then introduced themselves along with their lake address. Nancy Steproe presented the following slate of officers and board members for approval:

- Nancy Steproe, *President*
- Julia Magee, *Vice President*
- Greg Swick, *Treasurer*
- John Quinn, *Secretary* (former *Board Member*)
- Dave Campbell, *Board Member*
- Carole Hirsch, *Board Member*
- Steve Ehret, *Board Member*
- Brad Lassey, *Board Member* (new member, filling the position vacated by John Quinn's appointment as Secretary)

Upon a motion duly made and seconded, the slate of officers and board members was unanimously approved.

Greg Swick, *Treasurer*, presented the Treasurer's Report. Financial position is again steady year on year. Cash on hand increased from \$12,289 to \$14,382. This ~ \$2000 year-over-year increase represents a steady, if low, participation rate of about 40%, and a low cost base as our volunteers handle most of the activities. This participation rate is similar to what is experienced by the Lake Sunapee Protection Association.

Nancy Steproe commented that this cash balance represents our "rainy day fund" that stands ready to be tapped in the event of an invasive species detection or similar water quality emergency. Funds need to be at the ready for immediate containment procedures so that the problem does not grow out of control.

The usual annual water testing report was not available, since our water testing volunteers were unable to be at the meeting.

Dave Campbell, *Board Member*, reported that he is working on rewriting a set of guidelines that incorporates both our community historical practices as well as the NH State laws and regulations for waterbodies. Several association members offered suggestions for inclusions in this document, and Dave agreed to incorporate them. Dave asked members who rent their cottages to include this forthcoming document in their conversations with renters, or ask their leasing agents to do so.

Nancy Steproe updated the association on a new invasive species called the Spiny Water Flea, which can be detected by those who fish. The fleas tend to cling to fishing lines, so, upon reeling in their line, the angler can run a towel over the line and see the fleas on it. Nancy had several towels with specific pictures and instructions on them to share with the group. This flea may not be a risk at Mountain View Lake because it prefers cold, deep water, but early detection can be beneficial in preventing a larger infestation. If someone detects these fleas on their fishing line, please snap a picture and forward it to Nancy immediately.

Nancy also reported that an intern from the Lake Sunapee Protection Association will be doing biweekly testing around the lake for cyanobacteria, at no cost to the MVLPA.

There are several volunteer invasive species “watchers” around the lake, but anyone can report seeing new species, especially those that are listed on the brochures that Nancy shared with the group. Of particular concern is the Curly Leaf Pondweed (looks like lasagna noodles) which has been detected in Lake Sunapee and Baptist Pond (Springfield, NH) and is now thought to be also spread by bird droppings.

Nancy reported on the MVLPA attendance at the NH Lake Congress, where a number of informative brochures and leaflets were made available for distribution to the group.

Greg Swick reported on his attendance at a recent meeting regarding the Septic Lagoons at Mount Sunapee, which contain the sewage and effluent from the operations at the mountain. The lagoons settle the solid waste, and the fluid waste is later sprayed from those pools into the trees surrounding the area. Vail (the operator of the ski resort) has undertaken a program to reduce its solid waste production, which has resulted in the use of more reusable dishware, etc. This has produced even more wastewater, further burdening the lagoons. The septic spray/lagoon system was designed and constructed in the 1980s, and is no longer thought to be fit for purpose. The Lake Sunapee Protection Association and the Newbury Conservation Commission are actively involved in pursuing an environmentally sound solution that especially protects the quality of the groundwater which runs into Lake Sunapee.

Dave Campbell reminded everyone that regular septic pumping is now required by the town of Sunapee, and must be reported on the town website. John Quinn, *Secretary*, reported that a similar law is in place for Newbury, for those few houses which are in Newbury on the lake.

John Quinn then reported on the recent proposed development on Route 103B, at the very end of the rocky cove. This area is designated/zoned as business. The proposal is for a 6-unit detached hotel “glampground” with one bedroom/living room/kitchenette units. The facility would not be visible from the lake, as the trees bordering the cove would remain intact. Access to the lake would be by a small path from the units. There is a DES permit for a 25-foot seasonal dock, though the developers will not be providing watercraft and swimming will be very difficult due to the shallow water level in the cove and the large number of rocks and boulders.

These would be year-round units. Despite the “glamping” designation they would have in-unit bathrooms and small kitchenette facilities, limited to a sink, microwave and coffee pot. They would not be suitable for long-term stays. The development has been presented to the Lake Sunapee Protection Association, the Newbury Conservation Commission, the Newbury Planning Board, the Newbury Fire Department, the Newbury Police Department, the NH DES, the NH DOT, and others. At this point, all recommendations, especially those related to environmental integrity and compliance, have been addressed. Most concerns have been voiced around the protection of Chandler Brook, which flows into Lake Sunapee, which runs through and adjacent to the property. The slanted elevation of the property will prevent virtually all runoff from reaching Mountain View Lake. The developers have committed to avoiding the use of sodium chloride for road salt on the

property, and have taken additional steps to prevent the runoff of it from Route 103B (where the state continues to heavily use it). [Of note, the dam at the end of the cove is NOT part of the property in question. It remains with the current owners, is still private property, and no trespassing on or around the dam is permitted. No one should attempt to modify the dam.]

Dave Campbell reported that he unsuccessfully attempted to contest the development based on the length of the shoreline.

Of current concern is that the property is very seriously underwater due to a beaver impoundment on the other side of Route 103B, which is causing water to back up in the culvert back onto the property. The owner has appealed to the NH DOT for resolution.

At this point, the development is scheduled for final approval at the Newbury Planning Board on July 21. The meeting is open to the public. The plans are available for review at the Newbury Town Hall during regular business hours.

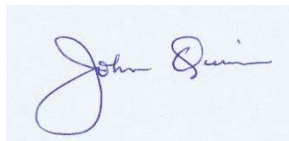
Nancy Steproe sadly reported on the death of two long-term association members, Dave Murgatroy and Eleanor Thompson. However, she welcomed our newest member, the baby son of Steve and Michelle Ehret.

Nancy shared with the group a citation from the governor, commending the MVLPA for its long-standing water testing program. In fact, MVLPA runs the longest continuous lake water testing program in the state.

Association members were reminded that those 12 and under must wear PFDs while on the lake in or on any watercraft.

At 9:51 am, Nancy Steproe asked for a motion to adjourn the meeting, which was duly made, seconded, and approved with no opposition or abstention.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "John Quinn", is written on a light blue rectangular background.

John Quinn
Secretary