

**Amston Lake District
Board of Directors Regular Meeting
Minutes
July 17th, 2013 7:00 p.m.
ALA Clubhouse, 16 Wood Acres Road, Amston, 06231
www.AmstonLake.org**

A. Roll Call of Officers and Directors
Present: Dave O'Brien, Frank Hoisl, Ray Decormier, Sherri-Ann Martin, David Martin, Mark Paul, Steve Cormier, Dave Moorcroft, Lou Lenti

B. Call to Order
Dave O'Brien called the meeting to order at 7:00 pm.

C. Recognition of Guests, Residents and Property Owners' Petitions
Dave Arnold, 34 Ames Road, Hebron
Boat Inspectors – someone gave out the combination which is against the contract terms; We need to inspect boats entering the lake for invasive weeds; costs to eradicate invasive weeds are excessive and we need to be vigilant and watch for them

Reall and Alexandra Nadeau, 134 Hillcrest Drive, Hebron
New tax bill was not receipted properly – Brian Swanson, new tax collector, handled off-line

Gerry Horan, Rondaly Road, Hebron
Is the Board paying for damage done by contractors to District properties? D. O'Brien: No, the Lebanon WPCA vendors are repairing roads to return them to their original condition; Have there been changes to the property lines on many District owned properties? D. O'Brien: No, only the cottage next to the Spafford ROW.

Bob Blackmore, 5 Rondaly Road, Hebron
Handicap person wanting access to lake is unable to call anyone. D. O'Brien asked for more info so can be addressed directly; later during meeting it was determined this person does not live on the lake and should not have a beach pass anyway.

Did the Board pay for the block watch signs installed on the Hebron side of the lake? Frank Hoisl: No, they were given to us by the Town of Hebron and installed using volunteers.

Francis ROW: Bob believes all ROWs are 50 ft. wide and wants to know where boundaries are for Francis ROW; if the dock placed by the water front resident is over the Francis ROW, should have resident return the cost to the District; D. O'Brien: No, there are so many discrepancies in the mappings for the lake properties, we would pay and negotiate boundaries. Please bring this issue to the Public Comment Sessions on the Lake Use Rules and Ordinances.

Susan Schatz, 146 Deepwood Drive, Hebron
Boat racks are poor quality – the one on the Oakland ROW is not very stable, bracing boards in center only have one nail; shouldn't they be screwed? R. Decormier: Yes, they should be bolted and are actually still in process of being completed; boats were added before construction was done

Oil build up in front of Oakland ROW; looks like it came from the road, the retention pond was full of mosquitoes, there was erosion and it smelled awful; D. Martin: manganese is a natural element that emerges from the mud along the shore; we will double check to make sure it is not car oil and will monitor it; rain and cooler weather will help clean this away naturally

G. Horan added that water running down Oakland Road is not being stopped by the little dam at the end; can a berm be installed? C. Lenti to investigate.

Susan also wanted to know why construction was done on the ROW. D. O'Brien: We are installing plunge pools to have drop out points for sediment to stop it from entering the lake.

Cindy Ciprani, 44 Deepwood Drive, Lebanon

Water runs directly toward her house and it is ruining the drainage area; not working properly; please take a look at it

Marge Arnold, 34 Ames Road, Hebron

Docks are in disrepair and there are ordinances in place but they are not being enforced; why? S. Martin: no safety issues have been brought by residents; Board did not set up ordinances to go after residents to make changes; this is a mechanism we can use if other residents complain.

Candy Kozlak, 11 Woodside Road, Hebron

Concerned we need to do a Francis ROW survey because R. Decormier is using his position on the Board as an entitlement; she also feels the buoy placed in the center of the lake to be used by pontoon boats is a safety issue. D. O'Brien: Survey will cost more than \$2500 so will require a Special District Meeting to approve the expenditure and mooring is to be addressed in our new Lake Use Rules/Ordinances so please bring those comments to the Public Comments Session to come in August.

Dave Martin suggested we look at the online appraisal records for Hebron to see if the boundaries are clear there.

Tom Pacheco, 31 Louise Street, Lebanon

How were boat racks bid out? Would like the lake residents who are contractors to get a chance to bid; D. O'Brien explained that we put bidding out in newspapers in April; Tom would like to see an email blast/posting to the District residents in February, to give residents a first chance at the bids. R. Decormier – great idea we will do it.

Last item, steps were installed at the end of Lollipop Beach near the parking lot; elderly and handicapped people were using this area to access the lake since they are unable to walk in the sand; D. O'Brien: requested that the persons names be provided so he can contact them and work out an access method for them; it was changed to stop erosion and wash outs

Sarah Lotring, 5 Bangor Road, Hebron

Beach passes and boat permits were not accessible enough; she refuses to pay \$5 to get passes which should be included with her taxes; she feels it is important to mail the passes to seasonal and elderly people who do not have access to a computer to get this information; she stated that the minutes on line were not up to date and that she misses getting a newsletter in the mail and thinks it should be mailed, not picked up with passes

Dave O'Brien: passes were getting into the hands of nonresidents; the integrity of the process is assured by requesting personal pick up of passes; R. Decormier: We used to mail to (800) lots at the cost of \$4000; only (420) properties actually picked up passes and we only have a handful of complaints about the process. Having residents pick up their passes saves a lot of money.

Sarah suggested that someone be available for one hour before each Board meeting or once per week at the Clubhouse to field current resident issues and hand out passes to residents.

The selection of the new tax collector was not in the minutes. D. O'Brien: Correct, the replacement was just selected on July 12th so it has not yet been recorded in any meeting minutes.

Roger Krasusky, 26 Hillcrest Drive, Hebron

Boat number 592 was being carried by three teenagers who were carrying glass bottles; he asked them to get their boat inspected, as it had a motor, and asked them not to bring the glass

bottles on the beach or in the water and they laughed at him. D. O'Brien: We will send a letter to the resident with that boat number.

Also, he helped the handicap person and then found out the person does not live on the lake but lives down Rte 85; D. O'Brien asked that any resident who sees passes being used by nonresidents to please take photographs. They are trespassing. Do not address people directly and get into altercations.

Dave Arnold interjected that the docks were installed to make space for people who do not live on the water; S. Martin stated that she knows some who had slips and now do not want them because people were fishing out of their boats and leaving their garbage in them. D. Arnold believes that lowering the rental price will fill the slips.

Chuck Smith, 282 Deepwood Drive, Hebron

Security officers are rude; they are yelling at people from their cars and one day, the lady checking beach passes was intoxicated. F. Hoisl apologized and stated this should not be occurring and he will address it with the Security personnel.

- D. Approval of May 15, 2013 and Previous Meeting Minutes
Mark Paul made a motion to accept the Meeting Minutes from May 15, 2013 as submitted; D. Moorcroft seconded the motion. S. Martin abstained, all others approved.

Approval of June 19, 2013 Meeting Minutes

Dave Moorcroft made a motion to accept the minutes as presented. M. Paul seconded the motion and all agreed unanimously.

- E. Receive and Act Upon Clerk's Report
S. Martin – I owe the Board the replacement costs for the plantings in the wetland area of the Bass Lake Road that were removed by a resident when their house was razed. The costs will be borne by the resident.
- F. Presentation of Correspondence and Communication
See list
- G. Receive President's Report
Thank you Eileen Curtin for 10 years of service as our Tax Collector. Welcome to Brian Swanson, our new Tax Collector.
- H. Receive Treasurer's Report
There will be \$4000 to \$5000 coming into the Lebanon Road Fund in July.
\$34,000 left from 2012/2013 budget to be returned to the General Fund
- I. Receive Tax Collector's Report
Dave O'Brien read Eileen Curtin's 7/1/13 into the record
See attached.
- J. Receive Lake Management Reports/Review Goals & Objectives
Dave Martin-Could see down 7 meters in April, 6 meters in May and about 4.3 meters in June. Rain causes turbulence and washes nonpoint source pollution into lake; Columbia Environmental Labs is no longer going to be running our water tests; owner needs to retire; Northeast Aquatic Research holds the contract so our costs will not change.

Sherri Martin joined the Connecticut Federation of Lakes; there is information on their website about blue green algae.

D. Martin wants to do an ecological session about plant life in the lake on August 17 or 24 and

then schedule a search of the lake bottom near boat launching areas to check for invasive species before the end of September; please email amstonlakeclerk@yahoo.com if you are interested.

Mark Paul wanted all to know that Bolton Lake is currently spending \$250,000 per year to get rid of invasive milfoil; the state pays for their needs, if it were us, we would have to pay ourselves since we are a private lake; the presence of the invasive species can decrease property values up to 30%

K. Consider and Act Upon Standing and Special Committees' Reports

1. Security – F. Hoisl:

We have some issues with teenagers who do not live on the lake but most issues are caused by residents; we have minimal security coverage and one resident state trooper from each town; remind people of rules in conversations; avoid confrontations and take pictures of issues to be sent to the Board

Security coverage is Jeff Chaser during the week, Dave Dederer on weekends and Amanda Harlow assists with special events.

Street signs to be replaced for Ryan Terrace and Catherine Street in Lebanon; we understand they are needed in case of emergencies and they will be reinstalled in the next two weeks.

2. Dam – D. Moorcroft

Repairs and renovations are working well; still need to install fence on south side of dam

3. Storm Drains – D. O'Brien

Vortechnic unit is installed; catch basins are in process of being installed; we will watch to make sure it is catching sediment.

4. Lebanon Sewer Project – D. Martin

People are starting to connect and permit packages are available at the Town Hall in Lebanon.

5. Drinking Water - S. Martin

CT Water has been delivering at least one truck of water per day to the Lebanon water tower. We have not been asked to conserve.

6. Boats & Rafts – L. Lenti

Hopes all ROWs will be made more attractive and more useful to residents by the end of next season; R. Decormier asked for resident feedback about what boat racks are working and which are not; still need to address rowboats due to their large size

7. Weeds and Algae - M. Paul

ACT treatment contract in process for treating water lilies in September.

8. Communications – R. Decormier

We are getting resident feedback so communications are working!

9. Ordinances – M. Paul

Revision process is going on; document is being edited and research done to fill the gaps; July 26 at 6:30 pm, we will hold a Special Board Meeting to agree on final document. We are just like a town. The Board votes on ordinances; we want the ordinances to be effective and to improve the quality of life as a whole community; the lawyer will review the Board's document for appropriateness and we bring to the public for comment before we vote.

10. Lebanon Roads – D. Martin

Grinder pump and landscaping issues must be addressed with the WPCA of Lebanon; Lenny

Sabia's driveway repair request was received but must be addressed by Lebanon, not by the Amston Lake Board of Directors

11. ROW Updates and Maintenance – C. Lenti

Will address issues at Oakland ROW immediately; Elsmere is to be addressed in Sept/Oct and Lollipop in the spring; want to add more plants and make areas more attractive

12. Calendar and Tasks – R. Decormier

Collected abandoned boats were junk so there is no auction this year; will start sending November 1s boat removal reminders to residents now.

Wants to look at snow removal contract for Lebanon roads to see if there is another way of writing the contract based on guaranteed minimums and variables. Want to get as many vendor quotes as possible to find good ideas for negotiating our next contract.

L. Act on Remaining Items of Agenda....Old Business

Road Signs – Lou Lenti would like to slow down traffic around the lake by adding additional stop signs. Feedback from residents on this issue would be helpful.

M. New Business.....Discussion and Possible Action

1. New Tax Collector, Brian Swanson, introduced to the public. All contact info remains the same for him, including the phone number. His email address is aldtaxcollectorbrians@yahoo.com
2. Another donation of \$100 was received to add to the existing \$750 to stock fish in the lake. Dave Martin made a motion to set up a separate Fish Fund Account for the books. Mark Paul seconded the motion and all agreed unanimously.
3. Mark Paul made a motion to go into Executive Session at 8:58 pm. Dave Moorcroft seconded the motion and all agreed unanimously. Executive Session ended at 9:07 pm.
4. An overpayment was issued to BSA Landscaping in violation of the bylaws. D. O'Brien approved an expenditure of \$1,290 and BSA submitted an invoice for \$2,970 which was paid in error. This payment is in connection with the repairs to the Deepwood Drive property used to install the vortechnic unit. We needed to return the property to its original condition but did not approve this amount. Dave O'Brien is sending a letter to BSA Landscaping and requesting they refund the difference. If they do not issue a refund, we will remove BSA from our vendor list.

N. Prepare Agenda for Next Meeting

Add to New Business:

1. Boat and Beach Pass Distribution Process: Are there other things we can do to address the requests of the residents to be more available?
2. Communications and Education – we should share more info about the ecological things we have done to improve the quality of our lake

O. Adjournment\

Dave Moorcroft made a motion to adjourn at 9:24 pm. Mark Paul seconded the motion and all agreed unanimously.

Respectfully submitted by,
Sherri-Ann Martin, Clerk
Amston Lake Tax District