

AMSTON LAKE DISTRICT
Board of Directors Regular Meeting Minutes
December 13, 2023 7:00 P.M.
Zoom and ALA Clubhouse, 16 Wood Acres Rd, Amston, CT

A. Call to Order

The meeting was called to order at 7:03 p.m.

B. Roll Call of Officers and Directors

Present: F. Hoisl, L. Bowen, B. Pelegano, J. Caines, J. Arpin, A. Fichtel, J. Greenfield, T. Nixon.
Absent: K. Patterson.

C. Approval of Previous Meeting Minutes

Motion to approve the minutes from the November 15, 2023 meeting (J. Arpin/T. Nixon), five directors approved, two abstained, and the motion passed.

D. Presentation of Correspondence

F. Hoisl: Received a drawing for a proposed garage at 72 Ledge Road from Lebanon Town Planner Phil Chester. Ledge Road extends to the resident's property, but ends approximately 50 feet short of where the homeowner would like to place a driveway. F. Hoisl subsequently discussed the issue with Lebanon Roads committee chair B. Pelegano, as well as the Amston Lake District's attorney, Adam Cohen, who stated that the ALD is under no obligation to extend the road. This will be discussed under recognition of guests later in the meeting.

E. Old Business – Discussion and Possible Action

There was no old business to discuss.

F. Task List

F. Hoisl highlighted some upcoming tasks, including sending out a property tax payment reminder and posting it to the website, updating the ALD vendor list and sending out 1099's in January, reviewing the ALD board goals and objectives for the next fiscal year, and reviewing the dam Emergency Action Plan.

G. Recognition of Guests, Residents, and Property Owners

Jim Radican, 72 Ledge Rd, Lebanon: He'd like to build a 24' X 36' garage on his property and was told by the town that he'd need written approval from the District to construct the driveway access as it appears to be outside the limits of Ledge Road. F. Hoisl will email the drawings to the board members, and will schedule a site walk for the property owner and board members.

H. Receive President's Report

F. Hoisl thanked the members of the board on his own behalf, as well as that of the entire community, for their work in serving on the board, and wished everyone a happy holiday season.

I. Receive Treasurer's and Tax Collector's Reports

1. J. Caines went over the highlights of his report and stated that the District had approximately \$1,400 in income in November: \$1,000 of current taxes, \$400 in interest income. \$9,000 of expenses were recorded in November: \$1,600 administrative, \$7,500 for lake operations, including the removal of the catamaran from Lollipop Beach. Our net loss was \$7,800. He reported total year-to-date collections of approximately \$135,400: \$127,300 in current taxes, \$4,000 of back taxes, and \$2,200 of other income. Year-to-date expenses are \$146,700, including \$55,500 for administrative, \$64,000 for lake operations (including \$7,000 for invasive plants), and \$27,200 for Lebanon roads, for a net outflow of \$11,400. He explained another way to look at it –

fiscal year-to-date the General Fund has increased by \$10,900, while the Roads Fund has decreased by \$15,200 and the Invasive Weeds Fund has decreased by \$7,000. 2. J. Caines reported that there are some potential tax sales scheduled for January, 2024.

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

1. Long-term Financial Planning: Committee chair K. Patterson was not at the board meeting, but F. Hoisl reported on the committee's first meeting on November 30. The next meetings have been scheduled for January 11 and March 7 and will be virtual so that anyone can attend. The goal of the committee is to create a three-year financial plan that can be presented to the ALD Board of Directors for consideration by the end of March.
2. Lake Health: 1. J. Arpin reminded everyone that their committee meeting minutes are on the website. There are three links within the December, 2023 minutes that he urged all residents to read, regarding filamentous algae, long-term planning, and hydrilla. 2. He's working on a pamphlet to hand out to the residents regarding Eurasian milfoil and hydrilla so that we will all know what to do if we spot it in the lake. 3. There will possibly be a few Lebanon homes auctioned in January, and once the sales take place, the new owners will have to connect to the sewers. There are currently five homes that are not connected, as well as a few others not connected but not in use. 4. The committee will not meet again until the first Thursday in February.
3. Weeds: F. Hoisl reported that four residents have expressed interest in joining the committee. Their first meeting will be held virtually on Monday, January 15. He is expecting that any recommendations to the board will happen within a year.
4. Dams: 1. F. Hoisl said he is waiting for a final report from engineer Karl Acimovic regarding the Duck Pond dam. Mr. Acimovic will be retiring at the end of year and has given F. Hoisl some recommendations for an engineer to succeed him.
5. Beaches and ROWs: Although the committee will not meet again until February, T. Nixon reported that silt fences have been installed for the winter at Lollipop Beach, and Ryan Terrace and Oakland ROWs; the leaves that were raked from the beaches and ROWs cleanup have been removed; and the volleyball net at Main beach has been taken down.
4. Boats: 1. A. Fichtel had nothing new to report.
5. Lebanon Roads: 1. B. Pelegano clarified what was reported at last month's meeting: he hired a contractor to clean out the catch basins on Ryan Terrace and Kelly's Corner and that work has now been completed. Both roads seem to be holding up well. 2. There are four residents that are forming the roads committee – no date has been set yet for a meeting. 3. There is \$18,000 set aside for snow removal and \$3,000 for sanding, which leaves roughly \$4 – 5,000 remaining for repairs until the fiscal year ends. He'd like to use 1.5 inch process to fill the potholes he is beginning to see, as that's what has been used most recently on Ryan Terrace, and it seems to be holding up well.
6. Communications: 1. L. Bowen reported that the issues with the website have been resolved.

K. New Business – Discussion and Possible Action

72 Ledge Road, Lebanon: F. Hoisl stated that the owner wants to connect a driveway from his property to the private road. We need to find out who owns the property that extends beyond the end of the paved road. B. Pelegano recommends a site visit, and reported that the land beyond the end of Ledge Road has some very challenging terrain and does not recommend extending our roads, if it were even possible. He believes it should be incumbent upon the homeowner to

have their property surveyed and create a plan to figure out where the driveway could be installed.

L. Prepare Agenda for Next Meeting

Add a discussion of 72 Ledge Road to the agenda under Old Business.

M. Adjournment

Motion to adjourn (T. Nixon/J. Caines) passed unanimously at 8:02 p.m.

Respectfully submitted by,
Liz Bowen, Clerk
Amston Lake District

Please refer to subsequent meeting minutes for approval of these minutes and any corrections hereto.