

AMSTON LAKE DISTRICT
Board of Directors Regular Meeting Minutes
January 17, 2024 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 7:01 p.m.

B. Roll Call of Officers and Directors

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

C. Approval of Previous Meeting Minutes

Motion to approve the minutes from the December 13, 2023 meeting (J. Arpin/K. Patterson), unanimously approved.

D. Presentation of Correspondence

F. Hoisl: Received confirmation from the resident on the corner of Deepwood Drive and Louise Road, Lebanon, that they had removed the hazardous tree that was hanging over Louise Road.

E. Old Business – Discussion and Possible Action

1. 72 Ledge Road, Lebanon, driveway: Motion to deny request from the resident to create a driveway connecting to a proposed garage, that would extend over ALD property beyond the existing end of Ledge Road (F. Hoisl/J. Caines). F. Hoisl discussed this with the Lebanon Town Planner, as well as the ALD attorney, who advised him that the District was under no obligation to allow this. Discussion ensued. Motion to deny request approved unanimously. F. Hoisl will inform the resident.

F. Task List

F. Hoisl highlighted some upcoming tasks, including reviewing the ALD board goals and objectives for the next fiscal year, sending out vendor 1099's by the end of January, and reviewing the dam Emergency Action Plan. In February, he'd like all board members to submit their financial plans for their annual budgets, start reviewing summer contracts, and submit ideas for the annual newsletter. There will be a meeting of Beach Pass Checkers in February.

G. Recognition of Guests, Residents, and Property Owners

Lisa Gonsor, 112 Deepwood Drive, Hebron: She introduced herself and would like to join the Long-Term Financial Planning Committee. There will be a vote later in the meeting.

H. Receive President's Report

F. Hoisl asked the board members to try to keep their proposed 2024-25 budgets flat if possible, and to also make sure that line items within their purview do not overlap with other areas of the budget.

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

1. J. Caines went over the highlights of the tax collector's report and stated that the District collected approximately \$5,000 in income in December: \$1,200 in Hebron, and \$3,800 in Lebanon, consisting of both current and back taxes. There were two tax sales scheduled but both were canceled – one lien was paid off, and the other property owes significant back taxes to the town, which take precedence over what they owe the ALD. 2. From the financials perspective, the ALD collected \$5,500 in December – \$3,800 of current taxes, \$1,200 in back taxes, and \$500 in interest income. For expenses, the ALD spent \$1,700 in administration costs, and \$200 for lake

operations, giving us a net profit of \$3,600 for the month. He reported total year-to-date collections of approximately \$135,000 in current taxes, \$7,000 of back taxes, and \$2,500 of other income. Year-to-date expenses total \$57,000 for administrative, \$62,000 for lake operations, and \$27,000 for Lebanon roads, for a net outflow of \$7,800. When broken down by fund, the General Fund has increased by \$14,000, while the Roads Fund has decreased by \$15,200 and the Invasive Weeds Fund has decreased by \$7,000. J. Caines will create a new line item for invasive weeds treatment, not under lake health, since it is and will be an unplanned expense.

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

1. Long-Term Financial Planning: K. Patterson reported that the committee held their second meeting, and the third is scheduled for March 7. Their expectation is that on or after their next meeting, they will firm up recommendations to present at the March board of directors meeting, prior to finalizing the budget in April. Motion to approve adding L. Gonsor to the committee (F. Hoisl/J. Caines) unanimously approved. A brief discussion ensued regarding the feasibility of installing security cameras.
2. Lake Health: 1. The committee did not meet in January, but committee chair J. Arpin met with GZA and expects the final draft of their report by the end of the week.
3. Weeds: Chair F. Hoisl reported that the first meeting was held virtually on January 15. He will draft a charter for the committee. Their focus will be on lake usage impacts using maps, reports, and recommendations from GZA and AER; as well as the drone photos from last summer. They will then make recommendations to the board. Motion to approve the following for membership: B. Pelegano, J. Caines, B. Lederer, D. Keith, T. Angelucci, K. Rustico, and J. Waleszczyk (F. Hoisl/K. Patterson). Six directors approved, one opposed, and the motion passed.
4. Dams: 1. F. Hoisl said he is expecting engineer K. Acimovic's report on the Duck Pond Dam by the end of January.
5. Beaches and ROWs: 1. T. Nixon reported that in the aftermath of the most recent storms, the silt fences at Lollipop Beach, and Ryan Terrace and Oakland ROWs have been tightened up. 2. K. Patterson presented some ideas from our boat pass vendor for this coming year, including adding bar codes, and a parking lot gate system. After a short discussion, both options were deemed unfeasible at this time. The one-year passes will continue with the same format as last year.
4. Boats: 1. A. Fichtel reported that the boats that were left on the racks at the end of the season have all been claimed so there won't be a need for an auction this summer.
5. Lebanon Roads: 1. B. Pelegano was not at the board meeting, but F. Hoisl reported that a number of potholes had been repaired in the last month. 2. J. Caines attended the committee meeting and reported that they discussed figuring out, road by road, what the best long-term strategy would be. The flatter roads are candidates for millings, but other roads will need more work in terms of pitching, the addition of culverts or French drains, and using bigger processed stone. They discussed proposing a multi-year strategy to the District, in order to build up the funds for these projects.
6. Communications: 1. L. Bowen posted the minutes of the Long-Term Financial Planning Committee meeting to the website, and has created space for other committee minutes. She will email screenshots of the changes to the other board members for review and comment.

K. New Business – Discussion and Possible Action

There was no new business to discuss.

L. Prepare Agenda for Next Meeting

There was nothing to add at this time.

M. Adjournment

Motion to adjourn (A.Fichtel/K. Patterson) passed unanimously at 9:00 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.