

AMSTON LAKE DISTRICT
Board of Directors Regular Meeting Minutes
April 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 7:10 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 March 20, 2024 meeting (K. Patterson/J. Arpin), approved unanimously.

D. Presentation of Correspondence

K. Patterson: Two residents offered to donate benches in memory of loved ones – one will be placed at Main Beach and the other at Lollipop. **J. Caines:** Email from our ALD attorney with information on the new Federal Corporate Transparency Act – we will likely fall under an exemption. **F. Hoisl:** 1. Resident at 39 Woodland asked for a “Dead End” sign on their street and also requested tree-trimming at the edge of the road in front of their property. 2. Resident at 20 Deepwood, Lebanon sent a summary of the work they are planning to have done to eliminate the phragmites on their property, requesting that the District pay half the costs. **A. Fichtel:** Resident asking questions that revolved around dock rentals, seemingly in an attempt to circumvent the rules. It will be discussed further under the Boat Committee.

E. Old Business – Discussion and Possible Action

1. ROW Surveys: Motion to obtain a professional survey for Francis ROW as soon as possible, using up to \$2500 of the funds that remain in the Beaches and ROWs 2023-24 budget (A. Fichtel/T. Nixon). Five directors approved, two opposed and the motion passed.
2. Turtle concerns: Last month resident L. Hennebury said that there were anecdotal reports of people removing turtles from the lake and would like signs and an ordinance to address this potential. L. Bowen read aloud current ordinance 2008.5(a), which states that “Logging, hunting, and trapping are prohibited on any District properties or District waters.” The board generally agreed that it would be too cumbersome to create additional ordinances for every species. Motion to approve creating an ordinance that would specifically prohibit the trapping or harvesting of turtles from Amston Lake (J. Arpin/K. Patterson) – one director approved, three directors opposed, three abstained, and the motion failed.

F. Task List

F. Hoisl drew attention to a few items: walkaround by the committees to ensure that District properties are in good repair for the upcoming season, plan for annual meeting, and lake pass distribution.

G. Recognition of Guests, Residents, and Property Owners

Karen Rustico, 253 Deepwood Drive, Hebron: 1. What is the policy and procedure to use money from the Emergency Fund. K. Patterson responded that we will use unspent money from the Beaches and ROWs budget for the Francis ROW survey. J. Caines responded that the Emergency Fund was set up in 2015 by the board for unplanned expenses, and originally called the Rainy Day Fund. 2. She asked the board to explain why there is a budget for the Lebanon Roads. It was suggested that she spend some time reading the ALD handbook and the website, as many of the answers to her questions can be found there. J. Caines offered to answer her specific questions outside of the board meeting.

H. Receive President's Report

F. Hoisl ceded his time in consideration of the already lengthy agenda.

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

1. J. Caines reported that the tax collector had been to the lake pass distribution events and assisted a few residents with the online tax bill-pay system, thereby allowing the residents to pick up their passes on the spot. The tax collector's report will be on the website next week.
2. The District collected approximately \$5,700 in March: \$4,700 in current taxes, \$1,000 in back taxes, and \$360 in interest. Expenses included \$4,500 in administrative, \$24,000 for lake health (mostly limnologist fees), and \$3,000 for Ryan Terrace ROW repairs. He reported total year-to-date income of approximately \$145,000. Year-to-date expenses: \$85,500 in administrative, \$39,000 for lake health, \$18,700 for Beaches and ROWs, and other lake expenses of \$29,000. The ALD has spent approximately \$24,000 more than we have collected for the year, which leaves approximately \$15,000 currently remaining as surplus. In the Roads Fund, we've spent approximately \$14,000 more than we've taken in, but that has been offset by the \$14,000 balance that was in the account at the end of the last fiscal year.
3. Motion to keep the Emergency Fund fixed at its current level, \$75,000, for the 2024-25 fiscal year, and subject to review prior to the 2025-26 fiscal year (A.Fichtel/J. Greenfield), unanimously approved.
4. J. Caines reviewed the revised proposed FY 2024-25 General Funds budget with a total budget of \$197,500 and a Lebanon Roads budget of \$40,000. The Lebanon Roads budget includes approximately \$20,000 as part of a 5-year plan for road repairs/improvements. Discussion ensued. Motion to approve the figures that J. Caines presented as our recommendation to the residents at the annual meeting (J. Greenfield/K. Patterson). J. Caines clarified that it is a revenue line of \$95,500 for each town, as well as a \$40,000 revenue line for Lebanon residents only. The motion was unanimously approved.

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

1. Long-Term Financial Planning: Chair K. Patterson tabled the discussion of the previous month's committee suggestions until after the annual meeting.
2. Lake Health: 1. J. Arpin stated the committee meeting minutes are on the website. 2. GZA will do their annual lake health presentation on June 8 at 10 a.m. 3. GZA is reviewing the updated information that the homeowner at 20 Deepwood, Lebanon sent regarding phragmites removal as their biologist has recommended a change to a different chemical that is not best management practice. J. Arpin reminded the homeowner that their property does not extend into the water. 4. Stormwater sampling began March 28, deepwater testing will begin April 19, and the plant survey is expected to be done in early July. 5. He thanked everyone for their support in developing the invasive species flyers, signs, and cards that will be distributed to residents. 6. CT Agriculture Experiment Station will be doing a program at the ALA clubhouse on May 18, early afternoon.
3. Weeds: Chair F. Hoisl reported that the committee met on March 25 and presented GZA with six questions. The committee will consolidate the answers and present them to the board.
4. Dams: 1. F. Hoisl had nothing new to report.
5. Beaches and ROWs: 1. T. Nixon reported that there are a few plunge pools to be cleaned out, some signs that need to be replaced, the spring cleanup is scheduled for May 4, and the minutes of their last meeting are on the website.
4. Boats: 1. A. Fichtel reported that it was discovered that an ALD boat inspector had knowingly

allowed a non-resident to put their pontoon boat in the lake on multiple occasions last year. This year an ALD resident, who is a friend of that non-resident, would like to enter the friend's boat in the lottery for a dock. F. Hoisl pointed out that residents are only allowed to put their own boats in our lake, and sub-leasing of docks is prohibited. He will send a letter to the resident, informing them of a possible ordinance violation and asking them to appear before the board. The boat inspector in question will no longer be doing inspections.

5. Lebanon Roads: 1. B. Pelegano was not at the meeting so there was no report.
6. Communications: 1. L. Bowen still needs a few more articles for the newsletter.

K. New Business – Discussion and Possible Action

Fines for Non-Resident Trespassing: F. Hoisl suggested we table this topic until the May board meeting.

L. Executive Session: Motion to go into Executive Session for the purpose of contract discussions (J. Greenfield/J. Caines), unanimously approved.

Results of Executive session:

1. Motion to accept the GZA bridge contract with a period of performance from April 1 – June 30, 2024 in the amount of \$5,750 (J. Caines/A. Fichtel), unanimously approved.
2. Motion to tentatively approve the annual GZA contract with a period of performance from July 1, 2024 – June 30, 2025 in the amount of \$38,550, subject to the approval of the budget by the residents at the annual meeting in May (J. Caines/K. Patterson), unanimously approved.
3. Motion to approve BASE Construction contract for road repairs on Kelly's Corner and Manion Road with a period of performance from April 1 – June 30, 2024, and that will be applied to the current year's road budget, for a total of \$4325 (J. Caines/K. Patterson), unanimously approved.

M. Prepare Agenda for Next Meeting

Add: 20 Deepwood, Lebanon homeowner request.

N. Adjournment

Motion to adjourn (K. Patterson/L. Bowen) passed unanimously at 9:42 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.