Welcome to the 2024 Amston Lake District Annual Meeting



Agenda

- Call To Order
- Roll Call of Officers and Directors
- Introductions of Board of Directors
- Acknowledgements
- Approve May 20, 2023 Meeting Minutes
- Review of Lake Operations and Committees
- Election of ALD Board of Directors
- Election of ALD Board Officers
- Tax Collector's Report
- Treasurer's Report
- Consider and Act Upon the Proposed Budget for FY 2024- 2025
- Establish Date for the 2025 District Annual Meeting
- Adjournment

2023 - 24 Board of Directors

- Frank Hoisl, President
- Brandon Pelegano, Vice President
- Jim Caines, Treasurer
- ▶ Liz Bowen, Clerk
- Teri Nixon
- Jeff Greenfield
- Karen Patterson
- Jeff Arpin
- Al Fichtel*

Approving May 20, 2023 Annual Minutes

- Can I get a motion to accept the May 20, 2023 Minutes?
- A Second
- Any discussion?
- Time to vote
 - Show of Hands

Review Lake Operations: 2023 - 2024

- Sent out 40 email blasts to the District
- Adopted a hybrid monthly board meeting format to allow for residents to attend meetings in person at the clubhouse as well as online.
- Starting our 4th year using residents as Beach Pass Checkers, putting budget back into the community while managing attendance and assuring only residents and their guests have access.
- Pre-filled online registration form for beach, parking and boat passes for those who registered last year. Allows for continued update of resident information.

Review Lake Operations: 2023 - 2024

- Continued to monitor tree issues on ALD properties and alongside district roads, and evaluated several situations with potentially hazardous standing or downed trees.
- Given the threats to the health of a number of common tree varieties, we will continue to need to evaluate problem trees on District land, and encourage residents to evaluate the health of their own trees regularly and seek professional advice if necessary.
- Continued to distribute welcome packages to new residents to help explain the responsibilities of the ALD and ALA organizations.

Lebanon Roads Committee

- Members: Brandon Pelegano(Chair), Jim Caines, Jodi Stubbings, Mary Withey
- Maintain 16 private roads in Lebanon
- The addition of millings on Andrews Street, Bush Road and Scanlon Terrace have held up very well since we installed last year, this saved the Lebanon residents \$\$\$ in routine repairs.
- Kelly's Corner: Lowered and cleaned catch basin multiple times, added rip rap at discharge. Added 6 inch pipe to divert water from ruining road and driveway, added process after regrading. Followed up with pothole repair and rolled with a 5 to 8 ton vibrating compactor.

Lebanon Roads: 2023 - 2024

- Pyan Terrace: Cleaned catch basins and installed curtain drain and rip rap to redirect water at the top of the hill, installed new catch basin and 6" pipe down the length of the hill to discharge properly. Regraded and compacted new 1 ¾ inch process with a 5 to 8 ton vibrating compactor.
- Manion: Added 1 ¾ inch process up to 6 inches as needed including adding a 6 inch pipe to divert water from ruining road and driveway after regrading.

Lebanon Roads 2023-2024

- Catherine, Louise: Removed leaves from side of road waterway and aprons and add process to regrade roads.
- Pothole repair to Cove, Wildwood, Park, Louise, Island Beach, Catherine, Beach, Ledge, and Woodland.
- Island Beach: Major ruts repaired and water way cleaned out and installed process

Lebanon Roads 2024 - 2025

- Plan moving forward:
- Regrade roads and add piping when advised to one or two roads per year and switching to 1¾ inch process which has seemed to hold up better than smaller process.
- We also have a contract that will cover fixing potholes as they appear rather than waiting for larger repairs and costs.
- A three year flat snow plow contract if budget approved.
- ▶ **Goal**: In 5 years every road will be stronger and hold better.

Members: Jeff Arpin (Chair), Joyce Clark, Kathy Feldman, Les Parlin, Jean Waleszczyk, Ari Novis

*Special thanks to Duncan Keith for supporting deep water testing

- Responded to District residents on their plant life concerns within and around Amston Lake.
- Performed cooperative deep water sampling with our new Limnologist so lake health education can pass between the organizations
 - New testing being performed to determine Temperature profile and Dissolved Oxygen content at the deep water location on an hourly basis.
 - GZA and ALHC support sampling at the deepwater site.
 - Continued use of Phoenix Labs as the sample lab
 - Continue management of all data in a comprehensive spreadsheet for Limnologist, ALHC and districts use

- ALHC continue to sample at 10 defined inlets to Amston Lake. We learned about some flow inconsistencies in 2023 and will continue to evaluate with our new limnologist in 2024 to make any changes necessary.
- Provided our new limnologist an overview of past lake health efforts and links to our detailed information on the ALH Google drive to get them up to speed about our lake.
- Implemented a knowledge transfer activity to have ALHC and AER support a plant inspection with GZA to transfer data and information between past and future limnologist.
- Implemented a few shoreline plant control methods for cattail control and monitoring results.

- Continue to perform weekly Main and Lollipop Beach water sampling for E. coli.
- Continue to work with local governments on road sweeping, catch basin cleanout, Erosion control, Salts and road safety, Plans of Conservation and Development.
- Developed a new Limnologist relationship with GZA due to an unforeseen company departure from the business, AER.
- District educational material distributed by ALHC during boat pass events.
- ALH web page and Google drive updates with support from ALD Clerk

- Developed an invasive species action plan as a result of the recent sightings of Eurasian watermilfoil
 - Worked with the BOD to develop a shoreline abutters email list, a new state of Connecticut requirement for notification.
 - Cooperatively work between state and local authorities, treatment specialist, limnologist, and the BOD for treatment approvals, preparation, implementation and follow-up treatment activities.
 - Preparing educational materials to be approved and used in 2024 for District residents.

Beaches and ROWs Committee

Members: Teri Nixon (Co-Chair), Karen Patterson (Co-Chair).

Committee Volunteers: Patty Arnestad, Kathleen Feldman, Jan Garrett, Karen Hinch, Marge Nichols, Lisa Salerno, Jodi Stubbings, Mary Withey, John Slauenwhite and Cherie Shaft

- Installed additional benches at Cove and Oakland ROWs.(Oakland bench was donated by a resident)
- Rebuilt porta-potty enclosures at Lollipop and Main Beaches.
- Installed new bike rack and boat rack at Lollipop Beach.
- Coordinate fall and spring cleanup activities by residents.
- Manage regular mowing, repair and maintenance.

Long-Term Financial Planning Committee

- Members: Karen Patterson (Chair), Lisa Gonsor, Frank Hoisl, Jim Caines, Jay Gallant, Teri Nixon
- Identify longer-term (e.g.,3-5 year) financial needs of the District.
- Research/evaluate adequacy and appropriateness of funds held in reserve, and make recommendations for changes.
- Make multi-year recommendations to the ALD Board of Directors to smooth out tax impact of necessary investments in projects and capital improvements, which will provide input into the annual budgeting process.
- Examples of items under discussion include ALA Clubhouse, dock expansion, Duck Pond dam repairs.

Weed Committee

- Members: Frank Hoisl (Chair), Brandon Pelegano, Barbara Lederer, Duncan Keith, Jean Waleszczyk, Todd Angelucci, Karen Rustico
- To provide recommendations to the ALD BODs on opportunities to improve lake usage and enjoyment by reducing negative impacts caused by aquatic plants within the district without harming the lake's overall health.
- Newly formed to address residents' questions with native weeds.
- Making contact with GZA and other firms to better understand situation and possible solutions.
- Currently collecting data.

Duck Pond Dam

- Asked Karl Achimovic, P.E. to update his review and provide report on the dam and overpass structure.
- Will need some sort of repair within the next 5 years.
- Working with Long-term planning committee to understand how to address financially.
 - Do nothing
 - Repair
 - Replace



Photo 9 – The right side spillway training wall, the upper mortared section of which is in good condition.



Photo 5 – The left side upstream training wall, highlighting a slightly diagonal vertical crack in the mortared masonry wall.

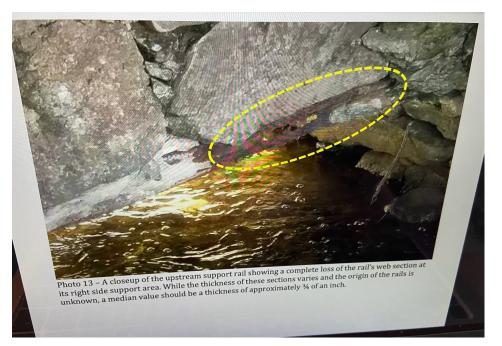




Photo 7 – A closeup of the right side downstream rail section, showing advanced corrosion and loss of section at the supporting end at the left side of the photo. Other underlying rail supports, although difficult to photograph, are in similar condition.

ALA Clubhouse Repairs

Vinyl Siding Rear Steel Doors Bathroom Windows
Bathroom Doors Closet Update Window Boxes
Exterior Fixtures Signage Flags
Entry Ramp Landing Pads Tree Removal
Exterior Water More to Come!

Amston Lake District
ALA Members
ALA Sponsors

ALA-All Things Fun! Year Round Activities

Lake Day

Sunday Yoga and Yoga Fest **Snowbird Dinner**

Chocolate Bingo

Book Club

Paella Dinner

Game Nights

Food Trucks

Hot Dog Social

Movie Nights

Speaker Series

Morning Coffees

Tiki Night

Oktoberfest Dinner & Beer Tasting

Santa Visit

July 4th Parade & Ice Cream

T'giving Potluck & Wine Tasting

The Lunatics

Fishing Derbies

Holiday Party

.... And more!

Something For Everyone!

Volunteer Recognition

The Board would like to recognize all the volunteers who stepped up to lend a hand throughout the year.

These donated hours helped greatly in reducing costs, saving time and building community spirit.

Thank you all!

Remaining Beach and Boat Pass Distribution Dates

- Saturday, May 25, 10:00 a.m. to noon
- Saturday, June 15, 10:00 a.m. to 1:00 p.m.
- Sunday, June 30, 11:00 to 1:00 p.m.

Elections for 2024 - 2025



Voting Process Overview

- Nominations
- Brief comment by nominees.
- Voting
- Winners must get majority of votes to win
 - If no one gets a majority, there will be a run-off between top two vote getters.

Nominate Directors

- Open Positions: 4 in total
 - Three 3 year terms. (Brandon Pelegano, Jeff Greenfield, Karen Patterson)
 - One 2 year term. (Al Fichtel)

Director Nominations for 3-Year Terms

Do we have any nominations to consider for the 3-year terms?

Time to Vote for 3-Year Terms

Director Nominations for 2-Year Term

Do we have any nominations to consider for the 2-year term?

Time to Vote for 2-Year Term

Elect Officers Overview

- Nominations for officers received.
- Votes taken.
- Officers announced.
- The majority vote-getter will be elected as an officer.

Elect Officers for 1-Year Term

- President
 - Nominees
 - Time to Vote
- Vice President
 - Nominees
 - Time to Vote
- Treasurer
 - Nominees
 - Time to Vote
- Clerk
 - Nominees
 - Time to Vote

Financial Presentation

Tax Collector and

Treasurer Reports

by Jim Caines

Financial Topics to be Covered

- Definitions/Terms
- Fund Names/Usage
- Discuss modifications to Financial Reporting
- Tax Collections Report Current Year
- Year-to-date results April 30, 2024
- FYE 6-30-2025 Proposed Spending Plan & Budget
- Questions/Discussion

Definitions/Terms

- ► FYE (Fiscal Year Ending) ALD fiscal year runs July 1 to June 30 each year
 - ▶ FYE 6-30-2024 is the current budget
 - FYE 6-30-2025 is the proposed budget (starting July 1, 2024)
- ▶ Grand List Towns fix the owner and value of Real Property each year on October I for the future tax year
 - Real Estate
 - Vehicles
- Balance Sheet
 - Assets-Bank balances
 - Liabilities-unpaid items due to vendors
 - Equity-Fund balances
- Profit and Loss Statement
 - Income-Taxes and other revenue
 - Expenses-amounts paid to vendors for goods and services

Fund Names/Usage

Fund names and Purpose

- General- This Fund records revenue and expenses associated day to day Lake operations activities
- Roads-This Fund records revenue and expenses associated with maintenance, repair and improvements of ALD owned private roads in Lebanon.
- Dam-This fund records expenses associated with projects to the main and duck pond dams.. The fund balance is \$100 to maintain the bank account.
- **Invasive Plant-** This Fund, established in June 2015 to record expenses for the removal of invasive plants from lake waters.
- **Emergency (Rainy Day/Reserve)** This Fund, also established in June 2015, sets aside monies to minimize the need to borrow from third parties to pay unplanned expenses that exceed the available balance in any other fund.

Modifications to Financial Statements

- Modified the monthly reporting to reflect the funding source of the expense. (General, Roads, Invasive Plants)
- Changed the subcategory of some Lake Operations Expenses (Lake Health, Maintenance, Other Lake Expenses) to better reflect committee responsibility and ongoing vs periodic actions.
- Voted to set the Emergency Fund amount at current value (\$75,000).

YTD Tax Collections

AMSTON LAKE DISTRICT TAX COLLECTIONS FISCAL YEAR-TO-DATE - APRIL 30, 2024

TOTAL TAXES PER 2022 GRAND LIST (\$150,000 PLUS \$24,000)	\$174,000
TOTAL COLLECTIONS - CURRENT TAXES (96.2%)	\$167,392
TOTAL COLLECTIONS - BACK TAXES (97.8%)	\$6,476
TOTAL TAXES COLLECTED THIS FISCAL YEAR	\$173,868
INTEREST AND LIENS ON LATE PAYMENTS AND BACK TAXES	\$4,969
Note; NON-TAX INCOMEYTD is \$4,066	

YTD Financial Results

OPERATING RESULTS YEAR TO DATE APRIL 30, 2024

General Fund

	Actual	Budget	YTD Variance
Revenue	\$158,904	\$157,000	\$1,904
Expenditures			
Administrative Expenses	\$87,201	\$71,981	\$15,220
Lake OperationsExpenses	\$90,259	\$86,844	\$3,415
Total Expenditures	\$177,460	\$196,000	(\$18,540)
Net Operating Over/(Under)	<u>(\$18,556)</u>	(\$39,000)	\$20,444
Road Fund			
Revenue	\$24,000	\$24,000	\$0
Total Expenditures	\$38,426	\$24,000	\$14,426
Net Road Over/(Under)	<u>(\$14,426)</u>	\$0	(\$14,426)
Invasive Plant Fund			
Revenue	\$0	\$0	\$0
Total Expenditures	\$7,450	\$0	\$7,450
Net Invasive Over/(Under)	<u>(\$7,450)</u>	\$0	(\$7,450)
Total Revenue	\$182,904	\$181,000	\$1,904
Total Expenditures	\$223,336	\$220,000	\$3,336
Net All Over/(Under)	(\$40,432)	(\$39,000)	(\$1,432)

Fund Balances

RECONCILIATION OF FUND BALANCES – APRIL 30, 2024

	General	Lebanon Roads	Emergency	Invasive Plants	Total All Funds
Fund Balances at June 30, 2023	\$65,717	\$28,921	\$64,413	\$122,270	\$281,321
Net Activity thru April 30, 2024	(\$18,556)	(\$14,426)		(\$7,450)	(\$40,433)
Transfers between funds	(\$10,587)	\$0	\$10,587		\$0
Fund Balances at April 30, 2024	\$36,574	\$14,495	\$75,000	\$114,820	\$240,889

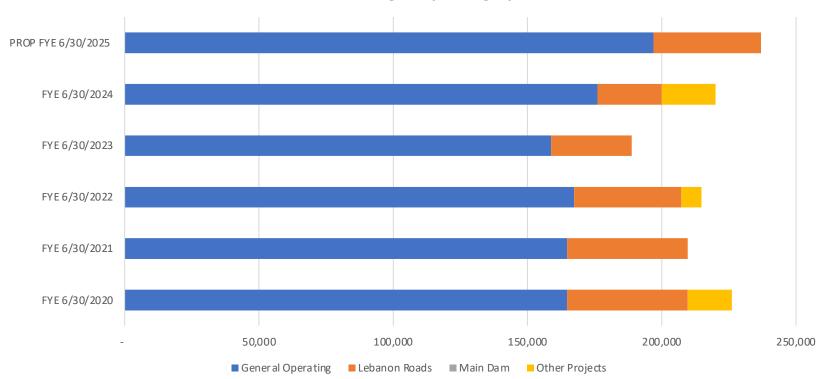
Cash Balances

Cash Balances

	7/1/2023	4/30/2024
GENERAL FUND CHECKING	\$6,701	\$10,421
GENERAL FUND SAVINGS	\$51,721	\$25,864
MAIN DAM CHECKING	\$100	\$100
LEBANON ROADS CHECKING	\$28,921	\$14,495
EMERGENCY FUND SAVINGS	\$64,413	\$75,000
INVASIVE PLANTS SAVINGS	\$122,270	\$115,220
TOTAL CASH	\$274,126	\$241,100

Budget History





Net Impact of Proposed Budgets

- General Fund Annual Budget
- The current plan (FYE 6-30-2024) is to reduce unspent prior year general funds by \$39,000
- translation: Tax revenue \$39,000, less than general fund expenses.
- ▶ This proposed budget (FYE 6-30-2025) reflects the success of the above statement.
- > Spending increase of \$20,880 from FYE 6-30-2024 levels (less Clubhouse item).
- Increased limnologist and testing costs due to invasive plants found in lake.
- Increased Administrative costs due to Lebanon Property tax increases.
- Tax impact is an increase in tax revenue needed of \$41,000 (aligned with increase in lake operations spend).
- Added non-tax revenue of \$5,880 (interest, dock & late fees).

Proposed Budget

FYE 2025 vs 2024 budget

	General Fund			Lebanon Roads	Lebanon Roads	
	Proposed	Approved				
	2024-2025	2023-2024	Change	2024-2025	2023-2024	Change
Administrative Costs	\$71,400	\$62,400	\$9,000			
Administrative – ALA Support	\$9,000	\$9,000	\$0			
Administrative – ALA Clubhouse	\$0	\$20,000	(\$20,000)			
Lake Health	\$51,630	\$39,800	\$11,830			
Repairs & Maintenance (roads incl snow/sand)	\$22,950	\$26,800	(\$3,850)	\$40,000	\$24,000	\$16,000
Beach Pass/Gate Monitor	\$26,900	\$24,200	\$2,700			
All Other Expenses	\$15,000	\$13,800	\$1,200			
TOTAL SPENDING PLAN	\$196,880	\$196,000	\$880	\$40,000	\$24,000	\$16,000
Proposed Use of Surpluses		\$39,000	(\$39,000)	\$8,000	0	\$8,000
Proposed Budgets – Other Revenue	\$5,880	\$7,000	(\$1,120)	\$0	\$0	
Proposed Income						
proposed remaining funds						
Proposed Budgets – Tax Revenue	\$191,000	\$150,000	\$41,000	\$32,000	\$24,000	\$8,000
Revenue proposed per Town	\$95,500	\$75,000	\$20,500			

October 1, 2023 Grand Lists

Hebron 2023 GL \$ 57,352,040

Increase of \$ 648,100 (1.14%) over 2022

Lebanon 2023 GL \$ 68,388,990

Increase of \$ 30,432,680 (80.18%) over 2022

Grand List F		
Assessment	FYE 6-30-2025	Mill Rate
\$57,352,040	\$95,500	1.67
\$68,388,990	\$127,500	1.86

TAX BASED ON ASSESSED VALUE

	Hebron	Lebanon
Assessment	Proposed Tax	Proposed Tax
\$100,000	\$167	\$186
\$200,000	\$333	\$373
\$300,000	\$500	\$559

Consider and Act Upon Proposed Budget for ALD FYE 6-30–2025

I Move To Approve the FYE 6-30-2025 General Fund Spending Plan of \$196,880, of which \$191,000 will be funded with new tax revenue and the balance of \$5,880 will be funded using Non-tax Revenue of \$5,880.

- Second
- Any Discussion?
- ▶ Time to Vote.

Voting – General Fund Budget FYE 6-30-2025

Votes Tallied.

Announce Budget Approved or Rejected.

Net Impact of Proposed Budget

Lebanon Roads Budget

YTD FYE 6-30-24 has seen harsh weather impact on the usability of the roads.

\$25,426 of the previous year end surplus spent on Ryan

Terrace/Manion/Kelly Corner improvements.

\$5,600 spent on repairs as roads were not safe for deliveries and potential damage to vehicles.

\$7,400 spent on snow/sand.

Proposed budget of \$40,000 for FYE 6-30-2025

\$24,000 budgeted for winter snow/sand (contract maximum).

\$2,500 labor maintenance contract for potholes/cleanouts on all roads.

\$13,500 funds for improvements.

Unspent snow/sand budget to be directed at improvements in spring 2025.

Increase of \$16,000 from FYE 6-30-2024 levels.

- ▶ Use of Surplus of \$8,000.
- Tax impact is an increase in tax revenue needed of \$8,000.

Proposed Budget

FYE 2025 vs 2024 budget

	General Fund			Lebanon Roads	Lebanon Roads	
	Proposed	Approved				
	2024-2025	2023-2024	Change	2024-2025	2023-2024	Change
Administrative Costs	\$71,400	\$62,400	\$9,000			
Administrative – ALA Support	\$9,000	\$9,000	\$0			
Administrative – ALA Clubhouse	\$ 0	\$20,000	(\$20,000)			
Lake Health	\$51,630	\$39,800	\$11,830			
Repairs & Maintenance (roads incl snow/sand)	\$22,950	\$26,800	(\$3,850)	\$40,000	\$24,000	\$16,000
Security	\$26,900	\$24,200	\$2,700			
All Other Expenses	\$15,000	\$13,800	\$1,200			
TOTAL SPENDING PLAN	\$196,880	\$196,000	\$880	\$40,000	\$24,000	\$16,000
Proposed Use of Surpluses		\$39,000	(\$39,000)	\$8,000	0	\$8,000
Proposed Budgets – Other Revenue	\$5,880	\$7,000	(\$1,120)	\$0	\$0	
Proposed Income						
proposed remianing funds						
Proposed Budgets – Tax Revenue	\$191,000	\$150,000	\$41,000	\$32,000	\$24,000	\$8,000
Revenue proposed per Town	\$95,500	\$75,000	\$20,500			

Consider and Act Upon Proposed Budget for Lebanon Roads FY 2024-2025

- ▶ I move to approve the FYE 6-30-2025 Lebanon Roads Budget of \$40,000 which will be funded by new tax revenues of \$32,000. The balance will be funded with the \$8,000 surplus currently in the fund.
- Second
- Discussion
- Vote (Lebanon Residents Only)

Voting – Lebanon Roads Fund Budget FY 2024 – 2025

Votes Tallied.

Announce Roads Budget Approved or Rejected.

Connecticut Agricultural Experiment Station (CAES)

- Lake Health Committee is hosting an invasive species workshop this afternoon.
- CAES will discuss invasive species including samples of the milfoil that we have found in our lake.
- As part of our "More Eyes on the Lake" initiative you can help keep a lookout for milfoil and hydrilla so they can be addressed before it becomes a problem.
- 1:30 at the Amston Lake Clubhouse, 16 Wood Acres Rd, Amston.

Fertilizer and Herbicide use

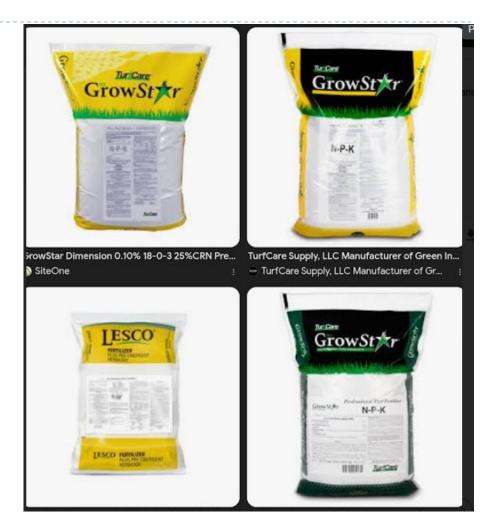
- Best Management Practice is not to use fertilizers or herbicide in the Amston Lake watershed
 - Grass clippings and mulching are free lawn food
- GrowStar herbicide and fertilizer and LESCO Crosscheck Plus Multi-Insecticide
 - Both are very harmful and toxic to aquatic life, animals and people
- PLEASE **stop** using these products and **review** the Material Safety Data Sheet (MSDS) for harmful affects

The lake's health is directly proportional to your property values.

Fertilizer and Herbicide use

 Look for Email Blasts that includes MSDS sheets for Herbicides and Fertilizers.

 If you have any questions contact the Lake Health Committee.





Establish Date for 2025 Annual Meeting

- I move that we hold the annual District meeting on Saturday, May 24, 2025 at a location to be determined.
- Second
- Any Discussion?
- Time to Vote

Adjournment

- Can I get a motion that we adjourn?
- Second
- Any discussion?
- Time to vote

Thank you and have a wonderful summer!

BACKUP

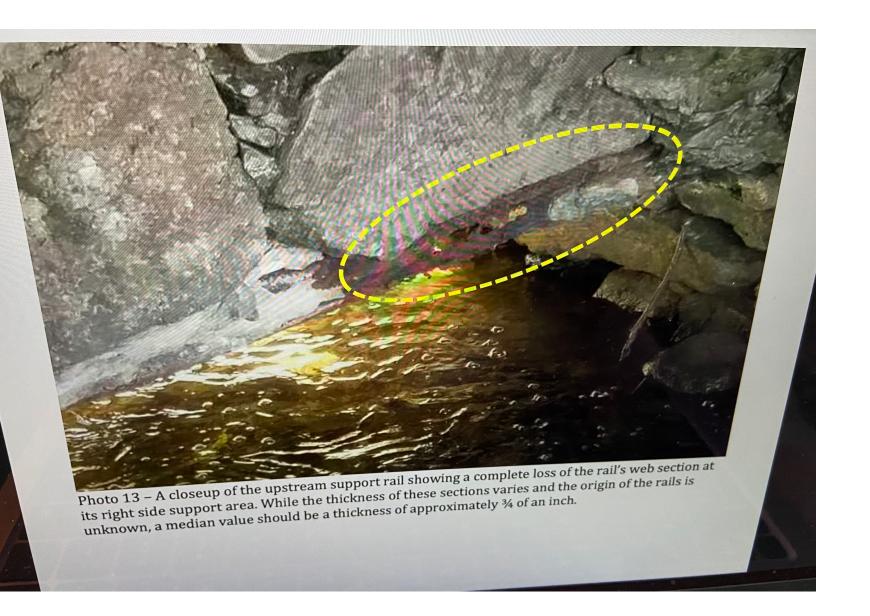




Photo 9 – The right side spillway training wall, the upper mortared section of which is in good condition.

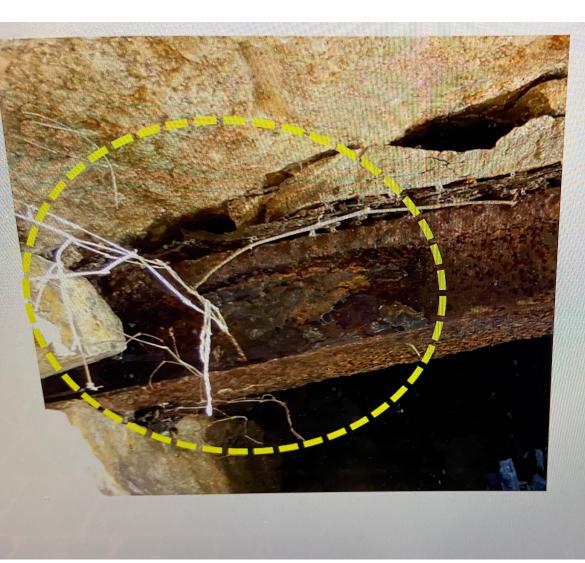


Photo 8 - A further closeup of the rail support section in the above photo.

Ostrager Pond Dam - 6