

AMSTON LAKE DISTRICT
Board of Directors Regular Meeting Minutes
May 15, 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 7:05 p.m.

B. Roll Call of Officers and Directors

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

C. Approval of Previous Meeting Minutes

Motion to approve the minutes from the April 17, 2024 meeting (T. Nixon/K. Patterson), passed without objection.

D. Presentation of Correspondence

J. Arpin: One of our former limnologists, Northeast Aquatic Research, reached out to let us know they were available again. We are already in contract negotiations with GZA but will keep them in mind for next year. **B. Pelegano:** 1. Phone call from resident on Ryan Terrace with concerns about someone building a house next door. 2. Resident on Island Beach Road concerned about potholes. The road is currently being worked on. 3. Resident on Ledge Road about runoff from a pipe that was draining across her property. Upon investigating, B. Pelegano discovered the pipe was not from one of the ALD roads, but rather from a neighbor across the street. **F. Hoisl:** 1. L. Hennebury, 253 Deepwood, Lebanon sent an email to the entire board requesting that, in accordance with Robert's Rules of Order, we add an agenda item for "ordinary business" or "recognition of guests" to the annual meeting. Our ALD attorney stated that as a municipal government, we are under no such obligation. F. Hoisl stated that during the annual meeting, residents are free to raise their hands and ask questions, as has been the practice in prior years. The purpose of the annual meeting is to discuss and vote on the budget and elect board members and officers and in the interest of time, we have to stick to the agenda – residents are welcome to contact the board or come to a monthly board meeting with other concerns. 2. L. Hennebury sent another email to the board stating that she had a petition with a number of changes to the monthly board meetings – the petition was not presented.

E. Old Business – Discussion and Possible Action

20 Deepwood, Lebanon homeowner request: F. Hoisl reported that the homeowners received approval from the Lebanon Inland Wetlands Committee (IWC) to remove multiflora roses on their property by mechanical means. J. Arpin reported that the homeowners' second application, to remove phragmites on their property, will be heard by the IWC at their June meeting. He has sent the homeowners' plan to our limnologist for review and comment so that he can do more research before the IWC hearing. The homeowners asked the District to pay 50% of the costs of these remediation efforts, but since the invasives are not on District property, the ALD does not have the funds to share costs with homeowners.

F. Task List

F. Hoisl went over the task list, as it's the busy time of year: the annual meeting, year-end accounting, poison ivy spraying, mailing property tax bills in June, evaluating our storage facility needs.

G. Recognition of Guests, Residents, and Property Owners

John Peters, 49 Ryan Terrace, Lebanon: He's aware that another resident complained about the activities surrounding the house he's building. The final grading has not been completed. He's trying to cooperate and follow all the town requirements so he came to the meeting to hear what

was going to be said.

Motion to approve moving the Lebanon Roads Committee Report earlier in the meeting (F. Hoisl/K. Patterson) unanimously approved.

Lebanon Roads Committee Report: 1. Chair B. Pelegano said they have met twice so far. Motion to nominate the following as members of the committee (B. Pelegano/ F. Hoisl): Jodi Stubbings, Mary Withey, and Jim Caines, unanimously approved. 2. BASE Construction recently worked on Catherine and Louise, and B. Pelegano also reported that the work that BASE did on Kelly's Corner and Manion was amazing. 3. A Ryan Terrace resident was concerned about runoff and potholes. Evidently a pipe that was under the road seems to have been creased, possibly by a concrete truck, and is now sticking up out of the ground. J. Peters from 49 Ryan Terrace will work with the committee and has an engineering study that will hopefully address the issues that he's encountering.

H. Receive President's Report

F. Hoisl reminded everyone that appropriate behavior at meetings is required. He will remind the residents of that at the beginning of the annual meeting.

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

1. J. Caines said the Tax Collector's report indicated her numbers were in line with the financials, and that because it's beach pass season, if people hadn't paid their taxes, they are paying them now.
2. J. Caines reported that the District collected approximately \$10,700 in April, including \$8,600 in current taxes, \$1,300 in interest and liens. Expenses included \$1,800 in administrative, \$1,700 for lake health, and \$1,800 for beaches and ROWs maintenance. Net income for the month in the General Fund was \$5,400. He reported total year-to-date income of approximately \$158,900, including \$143,400 of current taxes, \$6,500 of back taxes, \$4,900 of liens and interest, \$4,100 of other income. Year-to-date expenses are \$177,500, including \$87,000 in administrative, \$40,600 for lake health, \$20,500 for Beaches and ROWs, and other lake expenses of \$29,200. The net outflow is approximately \$18,600 which leaves approximately \$20,400 currently remaining as surplus.
3. In the Roads Fund, year-to-date we've spent approximately \$38,400, including \$7,400 for sand and snow removal, \$5,600 for storm and other repairs, and \$25,400 in improvements – mostly Kelly's Corner, Manion, and Ryan Terrace. Overall we are tracking well to hit the targets that we set for the year.
4. J. Caines noted that there were unspent funds remaining in the Lebanon Roads Fund that we can use to reduce Lebanon Roads Fund taxes in the coming year. Motion to amend the FYE-25 Lebanon Roads budget to note that while the budget will remain at \$40,000, the taxes required will only be \$32,000, because we'll be using approximately \$8,000 (subject to review of the amount by J. Caines) of unspent funds, (J. Caines/J. Arpin). The motion was unanimously approved.

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

1. Long-Term Financial Planning: K. Patterson stated there was nothing new to report.
2. Lake Health: 1. J. Arpin reported that their latest meeting minutes are available on the website. 2. GZA is preparing their first monthly report for the stormwater and deepwater testing that was recently done. 3. The second deepwater test was just completed – both Secchi (water clarity) and dissolved oxygen numbers were very good. 4. Motion to approve resident Ari Novis as a new member of the committee (J. Arpin/J. Greenfield) passed without objection. 5. Committee is concerned about District residents' use of pesticides on their properties. J. Arpin would like it mentioned at the annual meeting and have an email blast

sent, warning of the dangers of these chemicals.

3. Weeds: Chair F. Hoisl reported that once the committee meets to discuss the information received from GZA, they will decide what the next steps are.
4. Dams: 1. F. Hoisl had nothing new to report. The engineer's updated report with recommendations is on the website and will be mentioned at the annual meeting.
5. Beaches and ROWs: 1. T. Nixon reported that volunteers did a great job at the spring cleanup on May 4. 2. An "out of order" sign has been placed on the Lollipop porta-potty, as garbage and dog bags continue to be thrown in, and the unit is full. 3. The benches that two residents donated for Lollipop and Main Beach have been delivered and will be installed soon. 4. Next lake pass distribution date is May 25. 5. The committee is working on the mowing contract and getting the raking schedule together. 6. The Francis ROW will be surveyed by the end of May. 7. They're holding off on cleaning the plunge pools until July.
4. Boats: A. Fichtel was not at the meeting so there was no report. However, a resident reported to F. Hoisl that the swim raft that's been floating around the lake for several months is now floating near Ames Road. The owner has been contacted but has not made arrangements for its removal.
5. Lebanon Roads: B. Pelegano's report was earlier in the meeting.
6. Communications: 1. L. Bowen reported that the newsletter is almost ready for printing. It will hopefully be ready for the next pass distribution date on Memorial Day weekend. 2. She will need board members to staff the sign-in tables at the annual meeting, collect and count ballots, and help with cleanup.

F. Hoisl suggested that this upcoming year would be a good time to update our ordinances, perhaps by forming a small committee.

Motion to go into Executive session for the purpose of discussion of contracts, personnel, and resident pass issue (F. Hoisl/ B. Pelegano), unanimously approved.

Results of Executive session:

1. Motion to award the contract for surveying Francis ROW to the low bidder, Dutch & Associates for \$2,000, provided that they can complete the survey and invoice the District by June 24, 2024 (F. Hoisl/L. Bowen). Four directors approved, three opposed, and the motion carried.
2. Motion to approve the reinstatement of an ALD boat inspector (F. Hoisl/J. Greenfield), passed without objection.
3. Motion to approve the reinstatement of a resident's lake passes, contingent upon the ALD attorney confirming the documentation that the resident provided (F. Hoisl/L. Bowen). Four directors approved, three opposed, and the motion carried.

K. New Business – Discussion and Possible Action

Fines for Non-Resident Trespassing: Motion to table this item until the June meeting (B. Pelegano/L. Bowen) passed unanimously.

L. Prepare Agenda for Next Meeting

Add: Discussion of Long-Term Financial Planning Committee recommendations.

M. Adjournment

Motion to adjourn (L. Bowen/ B. Pelegano) passed unanimously at 9:56 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.