

AMSTON LAKE DISTRICT

Board of Directors Regular Meeting Minutes

June 19, 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 7:06 p.m.

B. Roll Call of Officers and Directors

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

Motion to approve adding Karen Rustico to the board effective immediately, prior to the two-year term that she was elected to and that begins July 1, 2024 (L. Bowen/J. Greenfield), passed unanimously.

C. Recognition of Guests, Residents, and Property Owners

David & Judy Sirois, 177 Deepwood Dr, Hebron. They received a notice from the ALD board of a possible ordinance violation regarding the length of their new dock. The ALD ordinances state that the maximum length for a dock is 24' from shore. They recently replaced their 56' dock that was built in 1986 with a new 53' dock, and presented pictures of both the old and new docks. L. Bowen read from the ordinances, which state that dock length is "grandfathered" in if it was in existence on the date the ordinances were adopted in 2013, provided that the property did not change hands after that time. One of the board members wanted to investigate further and a decision will be made at the July BOD meeting as to whether this is truly an ordinance violation.

Kevin Grady, 199 Deepwood Dr, Hebron. They were sent a notice of a possible ordinance violation regarding a roped-off area in the water in front of their property. They explained that they had not done it to create a swimming area, but rather as a geese deterrent. They had removed the ropes and noodles two weeks prior to receiving the letter from the board.

D. Approval of Previous Meeting Minutes

Motion to approve the minutes from the May 15, 2024 regular board meeting (L. Bowen/J. Arpin). T. Nixon noted, and it was generally agreed among the board members, that although the minutes did accurately reflect the motions made after Executive Session, the third motion did not reflect the intent of what had actually been discussed during the session, which was to approve the reinstatement of a resident's lake passes contingent upon the ALD attorney confirming the resident's ownership of the boat, rather than just confirming the documentation they presented. Motion to approve the minutes as written passed unanimously.

Motion to approve the minutes from the June 4, 2024 special board meeting (L. Bowen/T. Nixon) passed unanimously.

E. Presentation of Correspondence

T. Nixon: Resident Duncan Keith asked if the District would be installing signs and sending an email blast prior to July 4 about fireworks being an ordinance violation. It was agreed among the board members that in addition to these measures, this year the parking lot gates will be closed an hour early, at 8 p.m.

J. Caines: Notice from the town of Hebron about unpaid and overdue sewer use charges. The District does not own any property connected to the sewers, and the town has since corrected the error. **F. Hoisl:** 1. Motion to allow a resident to hold a "Cheeseburger in Paradise" cookout event with the American Legion on Main Beach on August 31, as long as the Amston Lake Association was a sponsor (K. Patterson/ T. Nixon). ALA President John Matra was at the meeting and agreed to this stipulation. Motion unanimously approved. 2. Resident emailed about very high-speed remote-controlled toy boats that children were using in the lake. She suggested that consideration be given to these toys when we re-write our

ordinances. **F. Hoisl:** The District received notice of a hearing for a variance request on July 2 for a shed at 125 Deepwood Drive, Hebron, which abuts the Elsmere ROW. The town regulations stipulate a 10-foot setback, and the resident is asking for a four-foot setback. It appears that the property owners have already built a shed and a planter that are not only beyond a 4' setback, but seem to extend onto ALD property, although the property line is unclear. The board will send letters to the resident and to the town, noting our concerns and opposition to granting this variance. K. Patterson offered to attend the meeting. F. Hoisl will contact the ALD attorney for additional guidance.

F. Old Business – Discussion and Possible Action

J. Arpin asked about the Significant Events and Expenditures document on the website – L. Bowen replied that it had not been updated yet.

G. Task List

F. Hoisl asked everyone to look over the task list for the items that fall under their purview.

H. Receive President's Report

F. Hoisl would like to form a small committee of board members to deal with suspected ordinance violations, so that it doesn't all fall to him and that more of an investigation could take place before contacting the resident. Discussion ensued.

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

J. Caines said the Tax Collector's report indicates that the grand lists have been loaded and that Tax Collector E. Curtin has filed the necessary paperwork with the towns and the State of Connecticut Office of Policy and Management. QDS will be mailing the tax bills out early the week of July 1.

J. Caines reported that the District collected approximately \$6,000 in May, including \$3,400 in current taxes; \$1,000 in back taxes, interest, and liens; and \$1,300 in dock income. Expenses included \$2,100 in administrative, \$700 for lake health, and \$1,400 for beaches and ROWs. Net income for the month in the General Fund was \$2,400. He reported total year-to-date income of approximately \$164,900, including \$146,800 of current taxes, and \$12,300 of back taxes, liens, and interest. Year-to-date expenses were \$181,000, including \$89,000 in administrative, \$41,300 for lake health, \$21,900 for Beaches and ROWs, and other lake expenses of \$28,500. The net outflow is approximately \$16,150 which leaves approximately \$22,900 currently remaining as surplus. There was approximately \$36,000 in the General Fund at the end of May. For Lebanon roads we've spent approximately \$8,400 in May and \$46,800 year-to-date, for a net outflow in that fund of \$22,900.

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

1. Long-Term Financial Planning: K. Patterson stated that the committee will be meeting again this week, and would like to wait until the end of the fiscal year to make their recommendations to the board.
2. Lake Health: 1. Motion to approve adding Duncan Keith to the committee (F. Hoisl/K. Patterson) passed without objection. 2. Motion to approve hiring the Connecticut Agricultural Education Station (CAES) to do a plant survey and presentation in the summer of 2025, subject to approval of the ALD budget at the annual meeting in May (J. Caines/J. Greenfield) unanimously approved. 3. A. Holowaty, 209 Deepwood, Hebron contacted J. Arpin for guidance about lily pad removal. 4. Many District residents have contacted the committee with suspected invasive weed sightings but none have been confirmed as invasives. 5. F. Hoisl will train a few others from the committee as backups to do E. coli sampling at the beaches. 6. J. Arpin reported on some of the lake testing data, and reported that GZA will send us their final report after the end of June. 7. F. Hoisl attended the Lebanon Inland Wetlands

Commission meeting regarding the invasive plant removal from the property at 20 Deepwood, where the plan was given approval. He asked that the map be re-drawn so that it shows that nothing is being done in the lake.

3. Weeds: Chair F. Hoisl reported that the committee will meet again in July.
4. Dams: 1. F. Hoisl had nothing new to report.
5. Beaches and ROWs: 1. T. Nixon reported that both benches that were donated have been installed. 2. The Francis ROW survey has been completed. 3. The mowing contract has been sent to four contractors for bids – deadline is July 31. 4. Porta-potty cleaning is back on schedule, but people are still leaving dog poo bags in and around the units. 5. Missing signs around the lake will be replaced this week. 6. A list was given to the contractor who does maintenance for all the beaches and ROWs. 7. Last pass distribution is June 30. Suggestion was made to send an email blast reminding people that the new stickers must be on by July 1 or their boats will be pulled off the racks. 8. F. Hoisl showed the as-built plan for the Ryan Terrace ROW and doesn't want to re-open the issue – the plan shows an area of non-disturbance and he wants the committee leads to ensure that we meet the intent of the original drawings. 9. The Beach Pass Checkers have started and times will be somewhat staggered. 10. F. Hoisl reported that cars parked on ALD property (including the ALD-owned Berglund property across from Main Beach) without hang tags have been an issue and suggested a future discussion on the possibilities of towing.
4. Boats: Nothing to report at this time.
5. Lebanon Roads: B. Pelegano was not at the meeting but L. Bowen read his report stating that BASE Construction has fixed potholes on two roads and is currently looking into the others. B. Pelegano also asked the committee to reach out to the resident on Ledge Road that had contacted F. Hoisl last month but the resident has not responded. He drove by the area in question and didn't see anything out of the ordinary.
6. Communications: 1. L. Bowen reported that our printer, Copies Plus in Colchester, did a rush job for us and printed the newsletter in time for the pass distribution event on Memorial Day weekend. 2. Thanks to K. Patterson and resident Donna Ciarfella, who helped to prepare the information packets for the annual meeting. 3. For both the annual District meeting, and the June 4 Special Board of Directors meeting, legal notices were prepared and sent to the Courant, and the agendas and minutes were posted on the website and sent to both Hebron and Lebanon Town Halls. Several email blasts were created and sent for these meetings. 4. A Freedom of Information (FOIA) request was submitted to the ALD board by a resident on May 18, 2024. The information was assembled and sent to the complainant on May 23, 2024. 5. K. Patterson created a new ALD Board member orientation document and would like the other board members to review and comment by the July BOD meeting.

K. New Business – Discussion and Possible Action

1. 30 Ryan Terrace Driveway Request: F. Hoisl presented the plans that a resident submitted for a second driveway on their property, leading to a garage-sized shed. The town of Lebanon contacted the ALD, as they do not allow two driveways on a property. Discussion ensued and it was generally agreed that the ALD should default to the town's regulation, and that another driveway cut into Ryan Terrace could exacerbate the drainage issues in that area. Motion to deny the request to add a second driveway at 30 Ryan Terrace, Lebanon, in keeping with the town's regulations (F. Hoisl/L. Bowen). Six directors approved, one abstained, and the motion to deny a second driveway was approved.
2. Fines for Non-Resident Trespassing – tabled until the July meeting, when B. Pelegano will be present.

3. F. Hoisl presented the survey for the Francis ROW and asked all the directors to visit the ROW to see where the stakes are.

L. Prepare Agenda for Next Meeting

Combine Boats report with Beach Pass Checkers.
Add non-resident trespassing to Old Business.

M. Adjournment

Motion to adjourn (K. Patterson/ T. Nixon) passed unanimously at 9:55 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.