

AMSTON LAKE DISTRICT

Board of Directors Regular Meeting Minutes

October 16, 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, J. Greenfield, T. Nixon. Absent: B. Pelegano, K. Patterson, K. Rustico.

C. Recognition of Guests, Residents, and Property Owners

Jim Radican, 72 Ledge Rd, Lebanon: He would like to add a 1500 square foot storage building – with no water or electricity – in his yard and needs a variance from the town, as Lebanon zoning regulations do not allow for an accessory structure that is larger than the residence. The town requires approval from the ALD before they will consider the variance. Mr. Radican gave F. Hoisl a copy of the proposed plans to distribute, and it will be discussed at the November board meeting.

D. Approval of Previous Meeting Minutes

Motion to approve the minutes from the September 18, 2024 regular board meeting (T. Nixon/J. Caines), amended to change the word “mini-dots” in item J.2.3 to “miniDOT,” unanimously approved.

E. Presentation of Correspondence

F. Hoisl: A resident from Red Cedar Lake is working to make the Lebanon zoning regulations less restrictive when it comes to the lake districts versus the rest of the town. She stated that the regulations are old and wants them revisited. She is hoping that other lake communities in Lebanon (Lake Williams and Amston Lake) will support her efforts and attend the next Planning and Zoning meeting on Monday, October 21.

F. Old Business – Discussion and Possible Action

There was no old business to discuss at this time.

G. Task List

F. Hoisl went over the task list, highlighting: the ALD docks will be floated out this coming weekend, and he will remind B. Pelegano about Lebanon roads culvert cleaning for November. Arrangements will be made to remove the boats that remain on the beaches and ROWs after October 31.

H. Receive President's Report

President F. Hoisl ceded his time.

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

1. J. Caines stated that the ALD Tax Collector reported that ALD attorney Adam Cohen continues to work to resolve the issue of the property at 282 Deepwood that the Town of Hebron took over without paying the District the several thousand dollars in back taxes owed. Attorney Cohen's fees will be paid by the town.
2. Treasurer J. Caines reported that he has closed the June year-end books with the final journal entries and sent the annual reports to the towns of Hebron and Lebanon.
3. The District collected approximately \$4,100 in September, including approximately \$3,700 from current taxes, and \$300 in interest and liens. Expenses for the month were \$11,400, including \$2,300 in administrative, \$3,200 for lake health, \$1,000 for repairs and maintenance, and \$5,000 for other lake expenses, mostly beach pass checkers and gate monitoring. The net outflow was \$7,200 for the month of September. Year-to-date collections were \$132,800, including \$130,900 in current taxes, \$900 in back taxes and interest, and \$900 in interest

income. Expenses year to date were \$94,200, including \$53,300 in administrative, \$13,900 for lake health, \$7,200 for repairs and maintenance, and \$19,800 for other lake expenses. The net inflow year to date is \$38,600 to the General Fund. The District spent \$2,100 on Lebanon road repairs in September, for a year-to-date outflow in that fund of \$4,900.

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

1. Long-Term Financial Planning: Chair K. Patterson was not present and the committee has not met since August, so there was no report.
2. Lake Health: 1. Chair J. Arpin reported that the final deepwater testing took place in early October and the miniDOT was removed. The final Secchi depth result (for clarity) was 7.1 meters, which is excellent. 2. The committee is trying educate representatives from nearby lakes about invasive weeds, as people could be taking their boats from those lakes into Amston Lake. They recently met with the president of the Friends of Lake Williams. 3. The committee has begun the application process for the next 3-year DEEP permit. 4. The homeowner at 20 Deepwood, Lebanon, who is working to remove the invasive plants on their property, asked the committee for permission to cut down the remaining Phragmites australis that is in the lake, considered to be District property. They were told to bring their request to the board.
3. Weeds: Chair F. Hoisl stated that the committee has not met recently, so there was nothing new to report.
4. Dams: Chair F. Hoisl stated that the lake level is down approximately 3.5 inches, probably due to evaporation and the lack of rain, and that the first weir board will be removed this weekend.
5. Beaches and ROWs: 1. T. Nixon reported that the minutes of their most recent meeting are posted on the website. 2. The porta-potties were removed this week, another bench has been installed at Main Beach, and the fall cleanup is scheduled for November 16, with a rain date of November 23.
6. Boats/Beach Pass Checkers: 1. F. Hoisl is seeking a price from a contractor to replace the metal stakes holding the rope demarcating the line between the parking lot and Main Beach with a more permanent solution, such as 4X4s placed in concrete. The current metal stakes are installed yearly, tend to rust and damage easily, and therefore need to be replaced every three or so years.
7. Lebanon Roads: 1. J. Caines reported that a committee member has proposed installing speed limit signs on Cove Road. 2. The committee discussed paving some of the steeper roads, but due to costs and the roads having to be treated with de-icing chemicals that would end up in the lake, they don't feel it is a viable option at this time. 3. Town regulations call for a paved 25' apron for the private roads and driveways that intersect with town roads, although it hasn't been enforced to date. He believes the only road that currently meets this standard is Beech.
8. Communications: 1. L. Bowen reported that she received an article for the spring newsletter already and encouraged the other board members to be thinking throughout the year of topics for the newsletter. 2. She will be emailing a list of proposed dates for the 2025 monthly board meetings to the rest of the board, which can be voted on at the November meeting.

K. New Business – Discussion and Possible Action

There was no new business to be discussed at this time.

L. Prepare Agenda for Next Meeting

There was nothing to add at this time.

M. Adjournment

Motion to adjourn (T. Nixon/J. Arpin) passed unanimously at 7:44 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.