

AMSTON LAKE DISTRICT

Board of Directors Regular Meeting Minutes

November 20, 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 7:00 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, K. Rustico.

C. Recognition of Guests, Residents, and Property Owners

John Matra, 265 Deepwood Dr, Hebron, representing the Amston Lake Association: 1. He stated that some tree work is being done on the clubhouse property. 2. The ALA is partnering with the Hebron Fire Department for the annual Santa visit at the clubhouse on December 4, with goody bags for the kids and light refreshments. More details will be coming soon.

D. Approval of Previous Meeting Minutes

Motion to approve the minutes from the October 16, 2024 regular board meeting (J. Arpin/J. Caines); seven directors approved, one abstained, and the minutes were approved.

E. Presentation of Correspondence

No correspondence was received, but K. Rustico talked about the DEEP grant application that she is working on. The grant is for the purpose of educating the residents via signage, classes, special speakers, etc. She recently discovered that the deadline for submission is December 6, and not the end of January, as it has been in the past. F. Hoisl will distribute the application to the board for review and comment.

F. Old Business – Discussion and Possible Action

1. Storage Building, 72 Ledge Rd, Lebanon: F. Hoisl, J. Greenfield, and J. Arpin met the homeowner at the property and saw where the proposed storage building was staked out toward the rear of the property, with access through his own property. ALD attorney Adam Cohen stated that there is nothing in the ALD ordinances that would cause the board to object to this structure, so it was generally agreed that the ALD will defer to the town's ruling on the variance that the resident is seeking.
2. Shed, 125 Deepwood Dr, Hebron: The shed that is abutting the ROW has yet to be moved. F. Hoisl will contact the property owner again to see what their timetable is for moving the shed away from the property line.
3. Ordinance Updates: B. Pelegano reported that he and K. Patterson have made good progress with the updates and hope to have a very rough draft sent to the board, as well as a timetable for approving the ordinances, before the December meeting.

G. Task List

F. Hoisl went over the task list, highlighting upcoming tasks, including: posting next year's board and annual meeting dates, sending an email blast with a January tax bill reminder, and getting the 1099's ready to send to our vendors in January.

H. Receive President's Report

President F. Hoisl asked the directors to send some preliminary budget numbers to him before the December meeting. J. Caines asked everyone to give some thought to one-time purchases that might be needed, and discussing them early in the budgeting process.

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. 2. Treasurer J. Caines reported that in October the District collected approximately \$1,400 in Hebron current taxes; \$100 in Lebanon current taxes; \$600 in back taxes, interest, and liens; and \$300 of other income. Expenses for the month included \$1,700 in administrative, \$600 for lake health, \$1,900 for repairs and maintenance, and \$1,800 for other lake expenses. The net outflow in the General Fund was \$3,600 for the month of October. Year-to-date collections were \$64,000 in Hebron current taxes; \$68,500 in Lebanon taxes; \$1,400 in back taxes, liens, and interest. Expenses year to date include \$55,100 in administrative, \$14,600 for lake health, \$9,000 for repairs and maintenance, and \$21,500 for other lake expenses. The net inflow year to date is \$35,000 to the General Fund. The District spent \$3,300 on Lebanon road repairs in October, \$8,100 year to date, for a year-to-date inflow in that fund of \$11,800. K. Patterson asked if, now that the June 2024 numbers had been finalized, there was any remaining surplus at the end of the fiscal year. J. Caines responded that there was not.

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

1. Long-Term Financial Planning: The committee hasn't met recently so there was nothing new to report. Chair K. Patterson will be scheduling a meeting before the end of the year.
2. Lake Health: 1. Chair J. Arpin reported that he and resident A. Fichtel did a presentation for the third annual Western Connecticut State University Science Symposium, discussing the invasive species at Amston Lake, and the action plan that was implemented in 2022. The presentation was very well received. 2. The committee is discussing the GZA final report and presentation for 2025, and how to encourage more resident attendance. 3. The committee will not be meeting in December.
3. Weeds: Chair F. Hoisl stated that the committee is scheduled to meet in early December, but has nothing new to report at this time.
4. Dams: Chair F. Hoisl stated that all the weir boards have been removed and that the lake level is down approximately 10.5 inches.
5. Beaches and ROWs: 1. T. Nixon reported that the committee is on hiatus until March. 2. The District removed 14 boats from the beaches and ROWs, mostly from Main Beach, and several without ALD stickers. 3. The beaches and ROWs cleanup was on November 16, with a small group of volunteers that did a great job.
6. Boats/Beach Pass Checkers: 1. F. Hoisl is considering purchasing identification lanyards next summer for the checkers. 2. F. Hoisl received a quote 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.
7. Lebanon Roads: B. Pelegano went over some of the road repairs done in the last few months: 1. The committee had gotten pricing on using millings for Beech Road, but due to the expense, they opted for using the larger size process stone that has proven to be successful on other roads. 2. Island Beach had some work done in August, creating a culvert along the edge of the road and also adding process stone. 3. As part of the maintenance contract, our contractor blew the leaves out of the waterways at Kelly's Corner, Manion, and Beech, and has cleaned out the catch basins.

8. Communications: 1. L. Bowen went over the proposed 2025 monthly board and annual meeting dates that had been previously emailed to the rest of the board. Motion to approve the 2025 list of dates as submitted (L. Bowen/K. Patterson) approved unanimously.

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 (J. Arpin/K. Patterson) passed unanimously at 8:07 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.