

AMSTON LAKE DISTRICT

Board of Directors Regular Meeting Minutes

February 19, 2025 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, B. Pelegano, L. Bowen, J. Caines, J. Arpin, K. Patterson, T. Nixon, J. Greenfield, K. Rustico.

C. Recognition of Guests, Residents, and Property Owners

John Matra, 265 Deepwood Drive, Hebron: The Amston Lake Association (ALA) is resuming their meetings on March 12.

D. Approval of Previous Meeting Minutes

Motion to approve the minutes from the January 15, 2025 regular board meeting (J. Arpin/T. Nixon) passed without objection.

E. Presentation of Correspondence

B. Pelegano: He received several emails from residents on the Lebanon private roads with concerns about road conditions due to the recent snow and ice. He will discuss further under the Lebanon Roads report.

J. Caines: He was contacted by a contracted tree service for Eversource, Lewis Tree Service. They will be trimming near the power lines behind West Island Beach and Rock Road in Lebanon, as they did a few years ago, and need permission to cross ALD property. They also asked to permission to apply herbicides "as necessary," which we are free to refuse. J. Arpin will look at the herbicide list and give his recommendation.

T. Nixon: Resident contacted her with concerns about road conditions on West Island Beach Road. **F. Hoisl:** 1. Resident on Andrews St, Lebanon stated that the snow is blocking gas delivery and potential emergency vehicles from accessing their property. 2. F. Hoisl has collected \$175 in fines to date from residents that had their boats removed from District property last season. There are approximately six additional boats with fines still outstanding. 3. He received written requests from the owners at 209 and 223 Deepwood, Hebron, regarding reconstructing their lake walls, similar to what the board approved at the January board meeting at 225 Deepwood Drive. Last month 227 Deepwood also requested approval for the same. The Town of Hebron has approved all three applications. Motion to approve the request by the owners at 209, 223, and 227 Deepwood, Hebron, to rebuild their lake walls using a dry stack method, with the conditions that no machinery be allowed below the high-water mark in the lake bed, the work be completed prior to June 30, 2025, and that the effect of the wall construction would not expand their property (F. Hoisl/B. Pelegano) passed unanimously.

F. Old Business – Discussion and Possible Action

1. Lebanon PZC Regulation Review Subcommittee: F. Hoisl was not sure if this subcommittee had met recently so it was decided to table this topic until the March ALD board meeting.
2. Online Lake Survey: L. Bowen stated that Dr. Jason Seacat, the creator of this survey regarding invasive plants, reported a total of 81 ALD residents responded to the survey, for an effective 12% response rate from our residents. He will share his findings when they are ready.
3. Lebanon Roads Speed Limit Signs: When the ground thaws in the spring and as we get closer to the end of the fiscal year, J. Caines will determine if there is any money left in the budget; otherwise this will be added to next year's budget.
4. Lollipop Docks: F. Hoisl emailed a parts price list from our current dock company, as well as a suggested reconfiguration of the docks that a former board member had done, to the rest of the directors. J. Caines will take a closer look at this information in order to make some recommendations,

with assistance being offered by B. Pelegano and J. Greenfield.

5. Ordinance Updates: K. Patterson reported that she and B. Pelegano had incorporated the directors' comments from January into the revised document and will do some additional minor edits. Discussion ensued about changing the maximum dock length from 24 to 40 feet, but it was agreed to keep it at 24 feet. The proposed ordinances will be posted online by mid-March, and a special ALD board meeting will be held online on Zoom on Saturday, April 12 at 10 a.m. to answer any questions or receive any comments that residents may have. The board will vote on accepting the new ordinances in the months following the April 12 meeting.

G. Task List

F. Hoisl went over the task list, highlighting upcoming tasks: directors to submit their budgets by February 28, finalize the dates for pass distribution and spring cleanup, check on boat rack repairs, begin beach pass checker procedure, email blasts looking for board members, re-installing the dam weir boards, and by the end of March, consider road repairs.

H. Receive President's Report

President F. Hoisl reminded the directors that, when working on next year's budget, they spend their budget dollars wisely, and to consider planning for some longer-term projects.

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

1. Treasurer J. Caines stated that the ALD Tax Collector reported strong receipts in January, and that delinquency notices would be sent out in late February. 2. J. Caines reported that in January the District collected approximately \$7,800 in Hebron current taxes; \$19,300 in Lebanon current taxes; \$700 in back taxes, liens, and fees; and \$300 of other income. Expenses for the month included \$2,600 in administrative, and \$8,400 for lake health. Total net income for the month of January in the General Fund was \$17,100. Year-to-date collections were \$77,800 in Hebron current taxes; \$95,200 in Lebanon taxes; \$5,000 in back taxes, liens, and fees; other income \$2,300. Expenses year to date include \$61,000 in administrative, \$23,500 for lake health, \$11,000 for repairs and maintenance, and \$22,100 for other lake expenses. The net inflow year to date is \$62,700 to the General Fund. In the Roads Fund, January expenses included \$600 in repairs and \$2,000 for plowing and sanding for a monthly outflow in that fund of \$2,600. The District had an overall net inflow for the month of \$14,500, and \$69,200 year to date. The District has collected 81.5% of the current Hebron taxes year to date, and 85% of the Lebanon taxes.

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

1. Long-Term Financial Planning: 1. Chair K. Patterson had nothing new to report.
2. Lake Health: 1. Chair J. Arpin reported that the committee meeting minutes have been posted to the website, and they include a summary of the meeting with GZA to go over the yearly report. 2. The plant inspection report from GZA is expected by the end of the month. 3. Representatives from other lakes have requested that he do presentations about what Amston Lake is doing to prevent invasives from taking over our lake. 4. Some of the Lake Health Committee members will be attending a workshop on invasives put on by the Connecticut Agricultural Experiment Station (CAES) in early March.
3. Weeds: 1. Chair F. Hoisl stated that there was nothing new to report since their last meeting. They are working on revising their charter to focus on lake usage. 2. K. Patterson suggested that some or all of the unused \$3,000 in the budget for "all other lake expenses – consultants" could possibly be diverted to pay for benthic mats at the Lollipop docks.
4. Dams: Chair 1. F. Hoisl reported that J. Arpin had sent an email outlining some of the upcoming tasks

having to do with the dams, but since it is not a pressing concern at the moment, he'd like to first get through the budget process. We will need a BOD member to replace F. Hoisl as chair of the Dam Committee in July, as well as to plan for the tabletop exercise in October. 2. K. Patterson stated that we should consider building up the Dam Fund again, in anticipation of possible repairs.

5. Beaches and ROWs: 1. Co-chair T. Nixon reported that the committee will resume meetings again in March. 2. They will be getting another estimate to rework the plunge pool at Oakland ROW. 3. She will be asking the stewards to inspect the boat racks at the beaches and ROWs for any necessary repairs. 3. K. Patterson reported that when residents want to access the Main Beach boat launch this year, they will have to have the new striped "boat ramp" sticker, signifying that their vessel ownership has been documented. B. Pelegano pointed out that the ordinance states only that residents must show proof of ownership – so if they haven't received their new striped sticker, as long as they have a 2024-25 sticker, showing a title or registration to the boat inspectors should be sufficient. This topic was discussed again later in the meeting.
6. Boats/Beach Pass Checkers: Chair F. Hoisl requested that a board member volunteer for heading up this activity, which runs from Memorial Day to Labor Day – he offered to help with the transition before he leaves the board at the end of June. Quite a few of the checkers are experienced so they are familiar with the system.
7. Lebanon Roads: B. Pelegano reported that he received a few calls and emails after the recent icy weather. West Woodland Drive was not plowed at all, and it was discovered that the Town of Lebanon usually maintains and plows this one road. They were contacted and dispatched a plow truck. Several other streets were still very icy and unsafe so our contractor went back out and applied a dirt/salt mix. Island Beach Rd will be a primary focus to get properly crowned in the spring.
8. Communications: 1. L. Bowen reported on the email blasts that will be going out over the next several weeks, mostly having to do with the 2025 lake pass procedures. The website will be updated shortly with the 2025 pass distribution dates as well as the procedure for obtaining the new striped "boat ramp" stickers. Discussion ensued regarding the implementation of the new ordinance requiring that boat owners provide proof of ownership at the request of the board. It was agreed that the ALD attorney, Adam Cohen, would be contacted to give his opinion.

K. New Business – Discussion and Possible Action

L. Prepare Agenda for Next Meeting

There was nothing to add at this time.

M. Adjournment

Motion to adjourn (B. Pelegano/K. Patterson) passed unanimously at 9:23 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.