

## AMSTON LAKE DISTRICT

### Board of Directors Regular Meeting Minutes

January 15, 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 7:00 p.m.

#### B. **Roll Call of Officers and Directors**

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

Absent: J. Greenfield, K. Rustico.

#### C. **Recognition of Guests, Residents, and Property Owners**

No one asked to be recognized.

#### D. **Approval of Previous Meeting Minutes**

Motion to approve the minutes from the December 18, 2024 regular board meeting (K. Patterson/J. Arpin). T. Nixon and B. Pelegano abstained, the other four directors in attendance voted yes, so the minutes were approved.

#### E. **Presentation of Correspondence**

**J. Arpin:** Email from two of his abutting neighbors, who are considering extending the lake wall that he is building on his property, onto their properties and using the same contractor that he's using. J. Arpin directed the neighbors to contact the board, per ALD ordinances, to get approval before beginning construction. **F. Hoisl:** Resident J. Arpin submitted plans to replace their dry stack lakefront wall at 225 Deepwood Drive, Hebron. J. Arpin stated that Hebron Inland Wetlands has already been out to inspect. The ALD board unanimously approved.

#### F. **Old Business – Discussion and Possible Action**

1. Lebanon PZC Regulation Review Subcommittee: F. Hoisl was under the impression that this committee had taken the stance of approving zoning changes in the lake districts on a case-by-case basis. L. Bowen disagreed, stating that the meeting minutes online suggested that while a committee member had, in fact, stated that opinion, it was not a final decision. A follow-up meeting of the committee was held on January 13, with six regulation items to be discussed, but no one from the ALD board attended the meeting and the minutes were not yet online. F. Hoisl will contact Lebanon Town Planner Phil Chester to see where things stand.
2. Online Lake Survey: Dr. Jason Seacat shared the online survey regarding invasive plants in Connecticut lakes with F. Hoisl. Last month the board agreed that ALD resident participation in the survey would be a good opportunity. L. Bowen will post the information on the website and send out a link to the survey in an email blast next week.
3. Lebanon Roads Speed Limit Signs: F. Hoisl sent pricing information from a company that has done street signs for the District in the past to Lebanon Roads Committee members J. Caines and B. Pelegano. It was generally agreed that since it's a District safety issue, that all the private roads should have signs and that it should come out of the General Fund. J. Caines will see if there is money left in the budget in the spring when the ground thaws; otherwise the cost will be added to next year's budget.
4. Lollipop Docks: F. Hoisl will distribute 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. The docks would require more structure to make them secure as the docks get bigger. The first step would be to figure out a configuration. K. Patterson stated that there might be an opportunity to increase the revenue from dock rentals, as she has received feedback that our fees are

quite low compared to other lakes.

5. Ordinance Updates: K. Patterson and B. Pelegano led a discussion among the directors. K. Patterson will incorporate the directors' comments into the revised document and will distribute it to the directors prior to the February board meeting. The plan is to have the ordinances approved by the board in February, then distributing it to the residents for review, followed by a special meeting with the residents in March or April, and voting to accept the new ordinances at the annual meeting in May.

**G. Task List**

F. Hoisl went over the task list, highlighting upcoming tasks, including: setting goals for the year, reviewing the dam Emergency Action Plan, the next tabletop exercise to be scheduled for October, 2025, reserving the Douglas Library for the annual meeting, sending out vendor 1099's by the end of January, and reviewing/updating Beach Pass Checker procedures.

**H. Receive President's Report**

President F. Hoisl announced that after 15 years on the board and much deliberation, he will finish out his current term which ends June 30, but will not be running for re-election at the annual meeting in May. This will leave an opening for not only a director, but also the office of president, as well as a director to head up the Beach Pass Checkers and chair the Dam and Weeds Committees. He said it had been an honor and a rewarding experience to serve on the board.

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

1. J. Caines stated that the ALD Tax Collector reported that Attorney Adam Cohen had been contacted about joint enforcement with the town of Lebanon for some accounts that had been turned over for collections. 2. Treasurer J. Caines reported that in December the District collected approximately \$3,200 in Hebron current taxes; \$4,300 in Lebanon current taxes; \$300 in back taxes, liens, and fees; and \$300 of other income. Expenses for the month included \$1,700 in administrative, \$400 for lake health, and \$2,000 for repairs and maintenance. The total net income for the month of December in the General Fund was \$4,000. Year-to-date collections were \$70,100 in Hebron current taxes; \$75,900 in Lebanon taxes; \$4,300 in back taxes, liens, and fees; other income \$2,000. Expenses year to date include \$15,300 in administrative, \$15,200 for lake health, \$11,000 for repairs and maintenance, and \$22,100 for other lake expenses. The net inflow year to date is \$45,700 to the General Fund. In the Roads Fund, December expenses included \$600 in repairs and \$1,700 for sanding and snow removal. The District spent \$8,800 on Lebanon road repairs year to date, for a year-to-date inflow in that fund of \$9,500.

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

1. Long-Term Financial Planning: 1. Chair K. Patterson is awaiting information regarding the estimate for options to repair or dismantle the "bridge" that goes over the Duck Pond dam, information from the Weeds/Lake Usage Committee, and estimates for any repairs/modifications to the ALD docks.
2. Lake Health: 1. Chair J. Arpin reported that they have a meeting scheduled with GZA later in January to go over budgeting for the next fiscal year. 2. He shared pricing for three options for benthic mat installation with the other directors for review. 3. He reminded F. Hoisl of the four items that he wanted passed on to the Weeds Committee. 4. F. Hoisl asked that we include at least one benthic mat in the Lake Health budget for next year. 5. J. Arpin asked that the Weeds Committee post when they will be meeting next.
3. Weeds: Chair F. Hoisl stated that there was nothing new to report but that the minutes from their last meeting would be posted soon. They do not have a set meeting schedule.

4. Dams: Chair F. Hoisl had nothing new to report.
5. Beaches and ROWs: 1. Co-chair K. Patterson reported that she had ordered the lake passes for next season and displayed the new boat ramp sticker for boats that launch at Main Beach. F. Hoisl will send out a note to residents that have rented at the ALD docks in the past, reminding them of the new boat ordinance that was approved last summer.
6. Boats/Beach Pass Checkers: Chair F. Hoisl stated that there was nothing new to report but suggested that we advertise for additional Beach Pass Checkers in an upcoming email blast.
7. Lebanon Roads: B. Pelegano reported that BASE Construction had done the most recent quarterly cleaning, and that the roads seem to be holding up.
8. Communications: 1. L. Bowen stated that she had reserved the Douglas Library for the annual meeting in May. 2. She received an email from Dr. Seacat regarding the survey (discussed earlier in item F2) and will compose an email blast to send to residents next week. She will also add the survey link to our website.

**K. New Business – Discussion and Possible Action**

There was no new business to discuss.

**L. Prepare Agenda for Next Meeting**

There was nothing to add at this time.

**M. Adjournment**

Motion to adjourn (K. Patterson/J. Arpin) passed unanimously at 9:21 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.