

AMSTON LAKE DISTRICT
Annual Meeting Minutes
May 27, 2017 7:00 P.M.
ALA Clubhouse, 16 Wood Acres Road, Amston, CT 06231
www.amstonlake.org

A. Roll Call of Officers and Directors

M. Paul, F. Hoisl, A. Connor, R. DeCormier, B. Pelegano, L. Lenti, M. Grydon

B. Call to Order

The meeting was called to order at 7:03 P.M.

Mark Paul introduced himself, stated what was on the agenda for this meeting and explained the rules and expectations for an orderly meeting.

As of 7:15, there were 86 residents in attendance.

C. In Memoriam – Claire Lenti

Mark shared his thoughts and extended his deepest sympathies from the district over the passing of Claire Lenti, the district's clerk. He mentioned the photo collage that was created and invited everyone to take a look after the meeting. Then the residents and BOD members in attendance had a moment of silence in memoriam of Claire.

D. Introduction of Guests and Board

Members of the board were introduced to the residents. Mark made note that Mike Gut has moved out of the district and as a result had tendered his resignation effective immediately. Mark thanked Mike for his service to the board during his tenure

E. Review of Lake Operations

Mark reminded the district that with the July 4th holiday coming up the district has strict rules about no fireworks being discharged from district property. He reminded everyone that the district was sued by a resident for damages caused as a result of another resident shooting off fireworks from district property last 4th of July. This puts the district at huge risk in the event of anyone getting hurt. Luckily this time no one was injured. The resident was fined by the district and the district was not held responsible for damages.

Mark indicated that the roads on the Hebron side while still under construction will get a final paving when the water company is finished with their construction.

Mark noted all the work that was done on the Lebanon district roads in the past year and thanked the committee and contractor. He indicated that they could use a new committee for this coming year since the existing committee disbanded.

Mark highlighted that the district expanded its boat docks in the lollipop beach area to allow for larger boats

Lastly, Mark indicated that in conjunction with the Amston Lake Association the district brought electric power to the main beach.

F. Resident Questions and Answers

Steven Radau, 5 Elsmere Road Hebron

Q: What is planned for the open lot that was donated on Deepwood drive? A: No plans as of yet.

Bob Blackmore, 5 Rondaly Road. Hebron

Q: Bob indicated that his research showed that “other” towns have rainy day funds of 15%, so why does the district need to maintain 50% of its operating budget in a rainy day fund? A: Because the district has such a small operating budget (Typically \$125K per year) compared to other “towns” it has always been our procedure to identify 50% for such emergencies. Since no one knows what the emergency could be, this rationale still seems very sound and fiscally responsible for the district.

Miriah Kelly, 47 Lake Road, Hebron

Q: Ms Kelly indicated that she would like to get involved with the lake health activities and that her educational background and relationship with lake management activities and other research scientists would be helpful.

Valerie Duncan, 11 Jackman Road, Hebron

Q: What cycle is the lake in? What is inception date of the lake? A: not sure what lake cycle we are in, the lake’s inception was 1931 (see History of Amston Lake by Larry Zimmerman)

Cliff Boyce, 97 North Pond Road. Hebron

Q: is there a better position to take besides forgiving the lien on the abandoned gas station on Rt 85? Can we collect some of the debt from the owner? A: Eileen Curtin, Tax collector responded, indicating that it is a sticky situation and that remediation of the site could cost millions, the Town of Hebron is planning to clean up the area and more than likely turn it over for development. By forgiving the lien, the district is trying to maintain a good relationship with the Town of Hebron, and be “good neighbors” because it is in our long term interest to do so.

Nick Salerno, 10 Turner Road, Hebron

Q: Can you clarify the dredging activity; there is a lot of chatter in the district? A: Since 2009 there have been 5 dredging projects. The decision to dredge is based on conversations with Lake Scientist, DEEP, Army Corp of Engineers, State of CT. Point is many sources are involved with the process. However, the lake scientist has never directed us to dredge the lake. The district collects requests from residents who believe dredging is required and the BOD starts the investigation.

Ray DeCormier added that he and the previous president Dave O'Brien ~~and he~~ went to DEEP and were told that if lake area weeds become land/wetlands than it cannot be considered lake area anymore.

At this point Mark reviewed his Dredging project slides and what information he received from the contractors who provided estimates.

Al Fichtel, 203 Deepwood Drive, Hebron

Q: Regarding Gas Station, will Hebron residents be part of ALD if the town takes ownership of property? What will town of Hebron do with the property? A: Mark indicated town plans to clean up the property and likely sell, but BOD will follow-up with town

Gregory Byer, 32 St Ronan Road, Hebron

Q: Who is George Knoecklein What other groups are involved with dredging process? Doesn't seem like a lot of material being removed (reference dredging slides) 4,000-6,000 cu yds? A: Mark indicated that these were the high level estimates he received from the contractors.

At this point Margery Nichols provided a status and presented slides on the pavilion project request. She thanked the committee members, that this project was 2 years in the planning and that based on the survey sent to the district it sounded like the majority of respondents were in favor. At this point she walked through the presentation on design, location, and costs. See separate slides for details

A motion was made by Brandon Pelegano to approve both dredging projects at estimated cost of \$240,000 to be funded over 6 years. Ray DeCormier ~~was the~~ seconded. Discussion followed:

Mike Kelly, 47 Lake Road, Hebron

Were any environmental reports developed for the dredging? What is the plan to take the lake down? Do we have enough insurance coverage? Have we contacted inland wetlands committee?

Dave Arnold, Ames Road Hebron

In the lollipop dredging area can we just cut off plants using a mechanical means instead of dredging?

Laurel Hennebury, 458 Deepwood Drive, Lebanon

Are we off agenda? Need to move the meeting along

Gail Golden, 203 Deepwood Drive. Hebron

Stated she has reports from Joe Polulech about dredging in H11 area

Miriah Kelly 47 Lake Road. Hebron asked how these projects fit into our long term plan. Would they be covered under the rainy day fund?

Kathleen Garvie 195 Deepwood Drive Hebron commented that the residents are being asked to vote on projects without having enough information.

Bob Blackmore 5 Rondaly Road. Hebron asked why Lollipop is being done and mentioned something about dredging. Mark responded that he is confusing dredging with hydroraking.

Heidi Delisle, 32 Ames Road. Hebron called the question, Kathy Garvie 2nd 51 yes, 8 No, 4 abstained. Motion to call the question passes

Motion to approve dredging projects voted on. Yes 33, No 44, ~~dredging~~ motion failed

Brienne Tripp of 40 St Ronan Road made a motion to approve pavilion project as presented, Roger Krasusky of 26 Hillcrest Road 2nd

Discussion followed:

Miriah Kelly, 47 Lake Road. Hebron

Q: has anyone discussed with the inland wetland committee a variance issue with locating the pavilion within 100 feet of the lake? A: Marge indicated that people in the town hall indicated that it would probably be OK

Doug Bowen, 156 Deepwood Drive, Lebanon

Q: What is the budget for the lake scientist in this fiscal year? A: \$1000.00 for lake health action plans

Al Fichtel, 203 Deepwood Drive, Hebron

What is the size of the proposed pavilion? A: 30 feet by 30 feet

Peter Gandelman, 14 Cove Road

The pavilion is primarily for non lakefront residents. It seems as if the Board which is primarily made up of lake front owners does not act or take into account the interests of people living off of the lake and there are many more of us than them.

Laurel Hennebury, 458 Deepwood Dr. Lebanon

I used to be on the Board and I did not live on the lake. I have since moved to lake front and I can tell you it makes no difference where Board members live as to how we voted. I find your comment insulting.

Anita Connor 145 Deepwood Dr. Hebron commented that she disagreed with Mr. Gandelman's characterization of the actions of Board members. She reported that she was opposed to the pavilion at this time because of the added work load on the nine member Board. The work load for the Board had increased over the past five years due to the addition of benches, boat racks, and docks and a better website all of which needed Board oversight of usage and constant upkeep and maintenance.

Pam Hogan, 169 Deepwood Drive

Q: won't we need permission to build the pavilion? A: We have tentative permission from the town

Kathleen McBride, 26 Jackman Road

Q: Has anyone looked at the Colchester pavilion? Have you looked into Amish builders? A: No

Greg Byer made a motion to end discussion. Drew Gibson 2nd. Motion passed

Vote taken: First vote – tied 34 Yes, 34 No. Second vote - 37 Yes, 34 No, Motion failed

G. Approval of May 14, 2016 Meeting Minutes

Brandon Pelegano 260 Deepwood Drive Lebanon made a motion to accept meeting minutes from 2016, Ray DeCormier 143 Deepwood Drive Hebron 2nd. Motion passed

H. Treasurer's Report

Anita Connor presented the Treasurer's report. She will post the report slides on the website after the meeting and indicated that next year copies of the district report will be included in the resident's package. Anita indicated that the district will be engaging Mahoney and Sabol, a Glastonbury CPA firm, to review FY 16 and FY17 financials and will assist in creating a set of procedures that provides the District assurance from an outside entity that the books are in order. This is in lieu of an audit and strictly voluntary because the board does not have to have an audit, but we believe it is an important step to take. Anita offered up a special class to all interested to further explain the District's finances. Anita reviewed the financial report. (see slides). She called for questions. There were none.

I. Tax Collectors Report

Eileen Curtin provided the tax collectors report (see slide) She indicated that the Grand List was made available at 11:00 am that morning. She stated that year-to-date she had already collected more than we budgeted for. There was a good turn over on houses in the past year. All detailed information will be available on the website.

Hebron Grand List is \$45,315,280, net of exemptions of \$214,000

Lebanon Grand List is \$34,354,846 net of exemptions of \$87,500

J. Elect Directors for ALD Board of Directors

The district has the following 4 positions open for the board of directors.

A 1 year term

A 2 year term

A 3 year term

A 3 year term

The following individuals were elected:

Allison Stec of 163 Deepwood Drive, Lebanon elected for 1 year term

Miriah Kelly of 47 Lake Road, Hebron elected for 2 year term

Max Grydon of _251_Deepwood Drive, Lebanon_elected for a 3 year term

Liz Bowen of 156 Deepwood Drive, Lebanon elected for a 3 year term

K. Elect Officers for the ALD Board of Directors

The following directors were elected as officers:

Mark Paul- President

Frank Hoisl -Vice President

Anita Connor- Treasurer

Liz Bowen- Clerk

L. Consider and Act upon the Proposed Budget for 2017-2018

Mark Paul reviewed the proposed budget discussing the plan to fund large projects over multiple years because they are all substantial and would be a district tax burden if accomplished in a single year. We can't use existing funds to cover new projects. The proposed budget gets the districts the same services as last year. Mark also spoke about dredging projects explaining what dredging is and that sand has built up in the area west of Meadowbrook ROW. It has become a lake health issue, suggesting that phosphorus bonds with sand and causes algae blooms. Barley straw has helped with that but sand is a foreign body

Peter Gandleman , 14 Cove Road Lebanon

Q: What are we budgeting for in the rainy day fund? A: Mark responded that district needs to keep rainy day fund for emergency, agree it is frugal and conservative. Lou Lenti 142 Deepwood Dr, Hebron added that it is available quickly should it be needed, versus having to collect a special tax which would take time that might be available in an emergency.

Ron Niemczyk, 33 Kelly's Corner Lebanon

Q: If we approve the budget will it also approve the 3 projects identified? A: No it will not.

Ron Niemczyk made a motion to approve the Lebanon road budget set at \$35,000, Bob DiBella 257 Deepwood Dr. Lebanon 2nd. Discussion followed:

Eileen Curtin 11 Woodland Road. Lebanon

Q: what is cash balance in Lebanon road fund A: About \$6511.00 as of April 30.

Todd LaMontage, 49 Cove Road Lebanon

Q:Anything left to do this fiscal year? A: No

Ron Niemczyk further commented that the road budget includes cleaning out the drains and swales.

Took the vote, motion passed 32 to 1 with no abstentions to approve the Lebanon road budget

Drew Gibson 8 Rondaly Drive, made a motion to approve budget as presented, Nick Salerno, 10 Turner Road 2nd, motion passed

Mark Paul stated that it seems the district wants more information on projects and the BOD will work to provide more data.

M. Establish Date for the 2018 Annual Meeting

Motion by Margery Nichols, 18 Spafford Road. Lebanon to hold the 2018 annual meeting on Saturday May 19, 2018 at 10:00 am. Joyce Clarke 10 Deepwood Drive. Lebanon 2nd . Motion passed

N. Consider and Act Upon any Business that may come before the District

None

O. Adjournment

Motion to adjourn annual meeting made by John Connor, 145 Deepwood Drive Hebron, Laurel Hennebury 458 Deepwood Drive Lebanon 2nd. Motion passed. Meeting adjourned at 10:48 P.M.

Respectfully Submitted by
Frank Hoisl, VP and
Anita Connors, Treasurer
Amston Lake District