

AMSTON LAKE DISTRICT

Board of Directors Regular Meeting

MINUTES

September 20, 2017 7:00 P.M.

ALA Clubhouse, 16 Wood Acres Road, Amston, CT 06231

www.amstonlake.org

A. Call to Order:

The meeting was called to order at 7:01 pm.

B. Roll Call of Officers and Directors:

M. Paul, F. Hoisl, A. Connor, L. Bowen, M. Kelly, A. Stec, B. Pelegano, M. Grydon

Absent: L. Lenti

C. Recognition of Guests, Residents, and Property Owners:

Maureen Dagon, 144 Deepwood, Hebron

Presented end-of-summer estimates for work to be done at the beaches and ROWs.

Doug Bowen, 156 Deepwood, Lebanon

Took a closer look at the lot on Deepwood Drive, Lebanon that was given to the ALD this summer. There is a drainage pipe running under DW Drive – suggested that now that we own the property, we should identify the drainage area and what is being dispersed into the lake. It's possible that we might need some kind of filter or plunge pool.

Al Fichtel, 203 Deepwood, Hebron

1. Will be doing one more deepwater sampling before he leaves, and Carl Wool will do the last one in October. 2. Across from the Ryan Terrace ROW there is a build-up of water that extends across DW Drive. A. Stec commented that the water comes from the hill on Ryan Terrace. Also the town of Lebanon would not let the homeowner across the street from the ROW install a swale to avert the water. 3. The weeds in the lake are dying down at this time of year – why are we doing the weed survey in early October? Answer is that the lake scientist, G. Knocklein, suggested that this was a good time. 4. Idea in response to the BOD meeting formats (i.e., having no immediate response to residents' questions at the meetings) would be to have some "town hall"-style meetings a couple of times a year. Idea would be to have a few BOD members at the clubhouse for an hour or two to converse with residents.

Joyce Clark – 6 Deepwood, Lebanon

1. Said that having monthly BOD meetings with no response from the Board is not enough. 2. Went back to the minutes from July 2015 when a lake health plan was talked about being developed, but as of now, we still don't have anything. 3. At the August meeting, Ms. Clark offered to be on a committee for lake health, but didn't hear anything. Is a committee being formed or not?

Rich Machowski – 6 Deepwood Drive, Lebanon

Is Carl Wool doing security for the District? Is he a paid employee or a contractor?

Does he have insurance?

D. Approval of Previous Meeting Minutes:

Motion was made by M. Kelly to approve the August 16, 2017 minutes. Seconded by A. Connor. Six members approved, B. Pelegano abstained. Motion passed.

E. Receive President's Report:

1. Email from resident who owns a house on Deepwood Drive in Lebanon that she would like to sell and does the District want to explore buying it? General discussion followed and the majority of Board member expressed no interest in pursuing. 2. M. Paul called A Tierney (Hebron town manager) and asked again about the town's intentions for the former service station property on Rt 85. Structure has been razed. The town want to remediate it and sell. Not sure if it's zoned commercial or not. 3. Finance committee is up and running.

F. Receive Treasurer's Report:

The August 2017 monthly financial report was distributed and reviewed. It will be posted on the website. A. Connor noted that the accountant's "Agreed Upon Procedures" report was emailed to all Board members and asked for questions. There were none. The report will be posted on the website along with an explanatory note.

G. Receive Tax Collector's Report:

The Tax Collector's report is posted on the website. August was a good month for collections and there seems to be a good response to the new feature of putting the actual past due amount on the bills. E. Curtin has gotten many calls from the towns' assessors about houses changing hands, so things are selling. Had 16 liens released.

H. Receive Clerk's Report:

1. L. Bowen thanked the BOD for their responses to her request for thoughts and ideas about the Aug 12 pavilion meeting. We can use these ideas to help us plan for the next annual meeting. 2. Received 300+ forwarded emails from the pavilion committee, showing their minutes and discussions. They will be saved to a flash drive and kept in storage. 3. Working with A. Stec on a new email blast system – coming soon!

I. Presentation of Correspondence:

1. Letter from resident of Scanlon Terrace seeking request for variance of roof height.
2. Hebron Historical Society meeting on Thursday 9/21 with Larry Zimmerman speaking about the history of Amston Lake.
3. Email about two blight situations on Deepwood Dr. in Lebanon. One situation resolved itself before the meeting, and the other required a letter from the BOD asking them to take care of the issue.

J. Receive Lake Management Reports/Review Goals and Objectives:

1. F. Hoisl reported that G. Knocklein sent out his pricing list and recommended an aquatic plant survey be done the 1st or 2nd wk in October. We also asked him to survey the NE cove. 2. On the recommendation of a resident, F. Hoisl contacted J. Tucci at Lake Savers – who said that for the quality of the data that he saw in the last Amston Lake Monitoring Report, the lake is in decent shape. J. Tucci knows G. Knocklein –

and suggested samples that should be taken. J. Tucci also recommended a company that does suction dredging, which is more efficient and less disruptive than regular dredging. B. Pelegano got estimates for suction dredging: doing 1-2 acres 2-2.5 ft deep (two areas) would be approximately \$50-60K total and we wouldn't have to lower the lake. 3. We are going to see if solutions that will be put in place for the NE cove will work for other coves. 4. F. Hoisl contacted the two health districts that serve the lake: Chatham Health (Hebron) regularly tests for bacteria, Uncas Health (Lebanon) doesn't do it because we are a private lake. G. Knocklein recommended some companies that we can hire to do it – however, it's very subjective and results can vary by as little as 3 ft. away 5. ALD has a lake management plan from Larry Zimmerman that needs updating. F. Hoisl will be putting a committee together, but wants to have plan somewhat in place before the committee is formed. The Committee will be formed in the next month or so. Would like to see written plan by February 2018, incorporating G. Knocklein's input and A. Fichtel's test results.

K. Consider and Act Upon Standing and Special Committees' Reports:

1. Lebanon roads: Four roads are in need of immediate repair, and 3 others need work but not immediately. A. Stec received a quote of \$8,000 for the four roads – Park, Andrews, Island Beach and Cove – and \$5,100 for the other three. A. Connor made a motion to approve spending \$8,000 for the initial four roads, F. Hoisl seconded, 6 members approved, A. Stec abstained. Motion passed.
2. Security, Boats: 1. B. Pelegano exploring possibilities of what to do for security next summer. Might keep a professional service, but switch to a different company. BOD should send out an annual reminder for residents of what to do when facing a security issue. Also discussion of how to handle and who will be doing off-season security this year. ACTION: A. Connor and B. Pelegano will bring proposal to next meeting for fall security. 2. Discussion ensued regarding the hiring of a couple of District employees for security, and possibly lake management. ACTION: BOD members will discuss by email job descriptions of possible employees during the next two weeks. 3. B. Pelegano will call owner of the remaining boat from last fall one last time before it is auctioned off. 4. Will send another email blast reminding residents to remove boats from ROWs by Nov 1st.
3. Communications: .A. Stec reported that the website company has been let go, saving the District \$80 per month. She has been cleaning up and updating the website herself, and will be teaching other BOD members to upload content so that info on the website is more user-friendly and current.
4. Dam/ Duck pond: The Emergency Action plan for the dam has been completed and was submitted to the DEEP. Also, there is a broken white fence on the dam – part of which is just lying on the ground. ACTION: M. Paul will ask Maureen Dagon to contact Brett to get an estimate to remove. A discussion ensued about placing “No Trespassing” signs on the duck pond dam. No decision was made.
5. Beaches and ROWs: 1. Discussion of estimates received (via M. Dagon) from B. Harlow for work to be done on the beaches and ROWs. Discussion ensued.

A. Connor made a motion to approve spending \$1920 as listed on the proposal for work at Lollipop beach, the Ames Rd. access point, and the Ryan Terrace ROW. A. Stec seconded. All approved and motion passed. 2. Signs for the beaches and ROWs arrived and need installation. F. Hoisl made a motion to approve spending to install the 9 signs, L. Bowen seconded. All approved and the motion passed.

6. Finance, docks & rentals: 1. Finance committee reported that the Bankoski lot (the lot on Deepwood Dr. in Lebanon that was recently donated to the ALD) has annual property taxes of \$1400 and ALD taxes of \$165. If the land is deemed as wetlands, it will lower the tax obligation to a couple of hundred dollars. B. Pelegano made a motion to approve spending up to \$500 to hire a soil scientist to test for wetlands. F. Hoisl seconded. All approved and the motion passed. 2. A. Connor reported that the seminar scheduled for October 3 has 16 registered participants. A reminder will be sent out Thursday September 28th. The presentation will focus on some basic financial data including how the annual budget is used to determine ALD mill rates.
7. Calendar & tasks: Does the contract with Baldi include leaf removal? ACTION: A. Connor will contact Baldi.

L. Old Business---Discussion and Possible Action:

Owner (Ostrager) of the land where the new "beach" was created on west side of northeast cove, directed the people who illegally placed the sand there to remove it. It has been done.

M. New Business----Discussion and Possible Action:

B. Pelegano made a motion to go into executive session to discuss the snow removal contracts. A. Connor seconded. All approved and the motion passed. BOD went into executive session at 10:21 P.M. Board ended executive session at 10:59. No action was taken. Discussion continued and A. Stec was directed to seek additional information from the bidders regarding the snow removal contracts.

N. Prepare Agenda for Next Meeting:

Nothing new to add at this time.

O. Adjournment:

F. Hoisl made a motion to adjourn. Seconded by M. Kelly. All approved. The meeting adjourned at 11:04 P.M.

Respectfully submitted by
Liz Bowen, Clerk
Amston Lake District