

## **AMSTON LAKE DISTRICT**

Board of Directors Regular Meeting

December 19, 2018 7:00 P.M.

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

[www.amstonlake.org](http://www.amstonlake.org)

### **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, A. Connor, L. Bowen, A. Stec, M. Dagon, B. Lederer, T. LaMontagne, N. Nurge.

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

B. Pelegano moved to approve the November 14, 2018 minutes, seconded by B. Lederer, and the motion was unanimously approved.

### **D. Presentation of Correspondence**

1. A. Connor contacted the town of Lebanon's WPCA administrator who will be emailing us a list of addresses/properties that are not connected to the sewers. Once we determine which ones should be connected, we can discuss with the town what to do about those that aren't connected. 2. The owner of 338 Deepwood in Lebanon reported that he has completed the restoration of his waterfront and will pay any necessary fines to the District. 3. Several residents requested the results of the DEEP's fish survey. When the results are received the information will be posted to the website. 4. Dr. Knoecklein heard rumors that we will no longer be working with him. F. Hoisl responded that we still have a contract and are waiting for his report from the water testing done this summer. 5. A resident inquired about his boat being missing from Spafford ROW – he was told that it had been removed after November 1, per the ordinances. 6. A resident sent an email to the Lebanon First Selectman and copied the BOD regarding the clogged, and now damaged, catch basin across Deepwood Drive from Ryan Terrace ROW. 7. A resident reported that they saw high winds causing the sunken island markers to move quite a distance, which might explain why they moved so much last summer.

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

1. Rogue dock at Cove ROW. L. Bowen reported that a second, certified, letter was sent to the owner asking for his plans to retrieve it. B. Pelegano believes it could be a safety hazard and that according to ALD ordinances, once the owner has 21 days notice the District can remove it. A brief discussion followed. F. Hoisl will put caution tape on the dock to discourage people from climbing on it, pending the owner's response.
2. A. Stec moved to assess fines for the two Lebanon properties at 190 and 338 Deepwood Drive for modifying their shorelines, and to send any current unpaid fines to collections, specifically for the repair of Lollipop beach. B. Lederer seconded and the motion was unanimously approved. B. Pelegano will draft

letters to the owners of the two Lebanon properties for the fines and F. Hoisl will contact the ALD attorney to start the collection process regarding Lollipop.

#### **F. Task List and Action Items**

1. A. Connor reported that she will follow up on her meeting with the appraisal company that did the recent Lebanon revaluation, after the holidays. 2. F. Hoisl reported on the results of the bathymetric survey, which has been distributed to the residents via eblast. and has been posted on the website. 3. F. Hoisl asked BOD members to review their Director's handbooks to see if they are useful and/or need updating.

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

Marge Nichols, 18 Spafford Drive, Lebanon

She commented that she knows of someone who is interested in the aforementioned dock. The BOD is waiting for the dock owner's response to our letters.

#### **H. Receive President's Report**

F. Hoisl stated that he is six months into his new term and is trying to be a good listener and make recommendations based on common sense. He recognized all the other BOD members for their service. He is pleased that we've entered into a new era in communications with the residents and feels that we are building a sense of community. He stated that the Board has to serve the entire community, not just the "squeaky wheels". He asked that the District and the BOD continue to look forward and take into consideration what we can do for the next generation – for our children as well as to enhance our property values. He also said that he has been trying to answer emails in a timely fashion for residents that can't make it to a BOD meeting. He wished happy holidays to all in attendance.

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

1. A. Connor distributed the November financials to the BOD and they have been posted on the website. The report shows three large expenses: the ALD shed, the bathymetry study, and the tree removals at the Elsmere and Francis ROWs. 2. There was a question about ownership of the shed behind the ALA clubhouse and A. Connor will email Drew Gibson to let him know that the old shed belongs to the ALA. Carl Wool offered to help with moving the ALD items to the new shed. 3. E. Curtin emailed the Tax Collector's report to the BOD before the meeting and it has been posted on the website. Attorney Adam Cohen had planned to move forward with two tax sales, but one owner has already made payment. Tax notices have been posted at the town halls and on our website regarding the January installments due for the current tax year.

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

Note: F. Hoisl asked the BOD to allow the Security and Boats Committee to go first, as B. Pelegano needed to leave the meeting early.

1. Security, Boats: F. Hoisl and B. Pelegano removed the last catamaran from Main beach. B. Pelegano will send letters to the owners of the unclaimed boats

requesting reimbursement for the removal charges. Any boat remaining in the spring will be auctioned off or disposed of. If a boat owner doesn't pay the reimbursement, the debt will go to collections and the owners won't be allowed to register any of their boats.

2. Finance: The Finance Committee did not meet but expects to meet in January and put together a list of projects for next year's budget.
3. Lake Health: The committee met last month and held a question & answer session with representatives from AER. They discussed the bathymetric study as well as our current methods for collecting water samples. AER is located in New Milford, so the logistics of getting them the water samples need to be ironed out. Also, although the volunteers collected a lot of water samples this summer, they are still waiting for the report and some direction from Dr. Knoecklein. The committee will meet again in the second week of January.
4. Beaches and ROWs: F. Hoisl presented a draft of a timeline to use for future projects, and it was discussed by the BOD. He also stated that before the Board can incur an unbudgeted expenditure of more than \$2500, the District needs to hold a special meeting and vote on it. He reminded us that anything within 100 feet of the water needs Lebanon Inland Wetlands Commission approval.

M. Dagon reported that the Beaches and ROWs Committee formed several sub-committees: 1) ROW leaf rakers, with the leaves then removed by a contractor; 2) "stewards" of each beach and ROW – monitoring things that need attention, removing litter, and bringing bigger things to the BOD; and 3) a group to coordinate year-round maintenance of the beaches and ROWs. A. Connor added that she prepared a list of maintenance items broken out by season, and can forward it to her. A fourth sub-committee is working on budget items for 2019/2020. M Dagon reported that three ROWs are in the process of being washed out: at Elsmere, the boat rack will be pulled away, and area repaired; and at Oakland, it was discovered they do not have to go before the Inland Wetlands Commission, but they are working to see if any other permits are necessary, as they are just doing repairs. A. Connor reminded the group that all committees need to be aware of the 2018 budgets, and not just be working on the 2019 budget. In the past, we've had contingency funds built into the budget, so next year we might want to keep in mind some kind of small contingency to put in the 2019 budget.

B. Lederer reported that the committee has narrowed down the proposals for repairs to the Ryan Terrace ROW, to be done in two phases. They have received a proposed budget and a drawing for phase one, but not phase two. Once they have all the information from the contractor, the committee would like to bring it to the BOD's January meeting for approval, and then to the Lebanon Inland Wetlands Commission's February meeting. A special District meeting would need to be held at the end of February or early March, as the cost will be greater than \$2500. She believes the ROW should be surveyed and estimated the cost to be \$500, although several other Board members thought that estimate was very low.

5. Lebanon Roads: 1. A. Stec reported that NOAA officially reported 4.5 inches of snow for our first and only storm so far, although it seemed like more in the 6-8 inch range. In the future, A. Stec will email Treasurer A. Connor with the depth that she is approving for the snow removal contractor for each storm. 2. The culverts on the Lebanon private roads were cleared out and A. Stec is negotiating a multi-year contract with the current contractor. The intent is to get something in place so that it doesn't slip through the cracks, as it needs to be done each spring and fall. A. Connor suggested three one-year contracts, with an option to renew at the end of each year. 3. There has been no progress on getting someone to clear the trees on the Lebanon roads. 4. She has not yet received a response from the town of Lebanon regarding the culvert across from the Ryan Terrace ROW.
6. Signs: N. Nurge reported that the sign at Lollipop beach has been taken down and looks like it had rotted. She will work with B. Pelegano on signs with a consistent message. Other BOD members reminded her that of the \$7K that was approved at the annual meeting for the shed, fence and signs, about \$3K for signs remains in our current budget.
7. Communications: A. Stec reported on the continuing updates that she and L. Bowen are doing on the website. L. Bowen said she will be sending an eblast soon with a tax reminder for the January payment. She asked the BOD to let her know if they had anything they want blasted.

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

Nothing to report.

**L. Prepare Agenda for Next Meeting**

B. Lederer asked that we add a discussion about hiring a lake manager to next month's agenda.

**M. Adjournment**

M. Dagon moved to adjourn the meeting at 9:25 P.M., seconded by N. Nurge, motion unanimously approved.

Respectfully submitted by,  
Liz Bowen, Clerk  
Amston Lake District

Please refer to subsequent meeting minutes for approval of these minutes and any corrections hereto.