

AMSTON LAKE DISTRICT
Board of Directors Regular meeting
MINUTES
December 14, 2016
ALA Clubhouse, 16 Wood Acres Road, Amston, CT 06231

A. Roll Call of Officers and Directors:

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

B. Call to Order:

The meeting was called to order at 7:05 P. M.

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

Marge Nichols, 18 Spafford Road, Lebanon, CT

Article VIII, Section 2 of the by-laws, states: "Any other section of these by-laws may be amended in whole or in part upon the approval of a simple majority of the voters at any duly-called annual or special meeting." There is no wording of this in the ordinances.

Comment: The Board passes the ordinances. They formulate the ordinance, receive input and feedback from the residents, discusses any changes with a lawyer, and then the board votes on them. Most districts use this process. This is what we have done in the past.

D. Approval of Previous Minutes:

A motion was made by R. DeCormier to approve the November 16, 2016 minutes. Seconded by L. Lenti. Six members approved, two abstained. Motion passed.

E. Receive President's Report:

No report. Some items will be addressed later in the agenda.

F. Receive Treasurer's and Tax Collector's Report:

November deposits were \$2643.62. The collection for the year to date is \$134,399.27. The collection of back taxes have been very good. Some January taxes have been received.

The Treasurer has paid the Lebanon road bill for the three roads that have been completed.

There is \$20,000 in the fund for snow plowing and sanding. So far, no snow has fallen. Dr.

Knoecklein has been paid for all the testing completed in the last few months. We are on target for the month. Next month, we will start to work on next year's budget.

G. Receive Clerk's Report:

The notices for the January taxes due will be posted in Hebron and Lebanon and community bulletin boards by the tax collector. This will satisfy the statutory requirement for the District.

The meeting dates for the year 2017 have been posted on the website.

H. Presentation of Correspondence:

Emails were received concerning Ryan Terrace and adding sand to the ROW's. Boats were removed from the boat racks.

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

F. Hoisl stated that he is updating the Lake Health Management outline and has received some ideas by email. The board is looking for residents to join the lake health management committee.

Weeds and Algae—no report.

Dredging—Estimates are needed for the two future dredging projects which are from approximately Meadowbrook row to Oakland row in Hebron and near the curve on Deepwood Drive in Lebanon. L. Lenti will contact the two vendors who bid on the last dredging project for a walkthrough of the areas this spring.

Discussion followed.

Storm drains—M. Paul will contact the Town of Hebron for an update on exactly what was completed on Deepwood Drive and what the Ct Water Co still has planned. The H11 area is completed. When the CT Water Co is done, the paving on Deepwood Drive will be finished.

J. Consider and Act Upon Standing and Special Committee Reports:

Lebanon Roads

A resident has shown an interest in joining the Lebanon Road Committee. More volunteers are needed since the original committee has disbanded. All the Lebanon Roads have been upgraded.

Pavilion

M. Nichols handed a report to the board. She will speak with another contractor and electrician to gather a few more ball-park quotes. She and another member of the committee met with Hebron town officials who gave an optimistic view that the project would meet zoning and setback requirements and would not be a problem for a water variance. A verbal quote from the Soil Engineer was received that a soil analysis would be no more than \$1000. Ball park figures for a pavilion range from \$75,000-\$119,000. When all quotes, etc. are obtained, a proposal will be presented to the board and residents at the annual meeting.

Security

Securitas is finished for the year. The boats have been removed from the boat racks. B. Pelegano spoke to all owners and helped some residents remove their boats. The catamarans on the Main Beach still need to be addressed. The owners have no trailer and will have to be fined or pay for the large boats to be removed.

Discussion followed.

The welcoming letter and a handbook should be given to new residents. The website can be updated for new members who do not know of our ordinances and bylaws.

Communications

Last year, 585 residents received passes and most gave their email addresses

A new communication plan will be discussed at the next meeting. The board would like to send out information on projects, etc. every month to inform and update residents. A true marketing plan needs many ways to inform people (email, social media, etc.)

Dam/ Duck Pond

The water level is up and water is flowing over the weir boards. The water level fluctuates frequently.

Some stones that hold up the bank near the trailer/boat entrance at the Main Beach need to be put back in place because they have fallen into the lake. C. Lenti will get a quote and find out when this problem could be resolved.

An estimate is needed for repair or reconstruction of the duck pond dam. One question is whether water should be kept in the duck pond area. This will be addressed by Karl Acimovic in the future.

Beaches and Rows

Leaves have been blown off the rows, etc. and the rows are clean. We need to add to general maintenance the removal of leaves from the water's edge at Cove row each spring.

Sand may not be added to the rows this year. Discussion followed. Incorporation of Best Practices are needed. More discussion on this issue is needed.

Boats, Docks, and Rafts

There is a need for another boat rack at Ryan Terrace and Lollipop Beach. Also, boat racks should be closer to the water for easier access.

Finance

Two CPA firms were contacted in the past month in regards to reviewing last year's accounting records. The Board discussed the possibility of hiring a local resident in lieu of a CPA firm but the President and current Treasurer felt that an outside CPA firm was preferred over an individual for now. A. Connor spoke with one CPA who is the auditor for the town of Hebron. He suggested that the District might be well served through an "agreed upon procedure" instead of an audit engagement which would cost considerably more. He estimated the cost for the more limited engagement at about \$2500, depending on the scope of the procedures such as reviewing bank accounts activity, tax collections, deposits, and bills paid. Discussion followed. The President asked M. Gut to contact the other CPA and obtain an estimated scope and cost of her services so a decision can be made. Next month, the board will begin the budget process. We will use the same process as last year and review the average spending over the past five years, plus look at the actual spending so far this year and all future project plans. We also have a five-year plan and will update it for the upcoming year.

Calendar and Tasks

Passes will be ordered, signs will be assessed, a volunteer to put in the barley straw is needed, goals and objectives will be reviewed and taxes are due in January.

K. Old Business---Discussion and Possible Action

Who will fill the vacant seat on the board?

Comment: It is not necessary to fill the vacant seat right now. Any resident interested in joining the board should contact the board and attend the annual meeting when voting takes place.

L. New Business---Discussion and possible Action:

Move answering service discussion to next meeting.

Suggestion to keep pass process the same for now.

M. Prepare Agenda for Next Meeting:

Keep same agenda for next month.

N. Adjournment:

A motion was made by L. Lenti to adjourn. Seconded by B. Pelegano. All approved

The meeting adjourned at 9:36 P.M.

Respectfully Submitted by

Claire Lenti, Clerk

Amston Lake Tax District