

**AMSTON LAKE DISTRICT**  
Board of Directors Regular Meeting  
**MINUTES**

July 18, 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 7:02 P.M.

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

Present: F. Hoisl, B. Pelegano, A. Connor, L. Bowen, A. Stec, K. Rockoff, M. Dagon, N. Nurge. Absent: B. Lederer.

New president Frank Hoisl opened the meeting by introducing himself and thanking all the new directors for volunteering, and also recognizing the returning directors for their continued service. He also thanked the residents in the audience for coming. He stated that in an effort to streamline our monthly meetings, the BOD had revamped the agenda format to better reflect its priorities and to help use the meeting time more effectively. The new format facilitates discussion of some items (particularly old business) earlier in the meeting, which might address concerns before the resident comment portion of the meeting. The hope is that it will make for a more efficient meeting.

He then introduced the three new directors in attendance: Kevin Rockoff, Nancy Nurge, and Maureen Dagon.

**C. Approval of Previous Meeting Minutes:** A. Stec moved to approve the June 20, 2018 minutes, seconded by B. Pelegano. Motion was unanimously approved.

**D. Presentation of Correspondence and Communications:**

L. Bowen identified outstanding issues from the correspondence list to be discussed.

1. A resident from Island Beach Rd in Lebanon copied the ALD on a letter to the town asking about an overgrown area at the corner of Island Beach and Deepwood, saying that the overgrowth makes turning onto Deepwood quite hazardous. F. Hoisl contacted the resident, and we are waiting to hear if the town is going to address the issue, as the growth is on Deepwood Drive.
2. A resident requested that the ALD purchase some pooper scoopers so that she and other volunteers can continue to clean the beaches of dog and goose poop. Three were ordered and will be available from M. Dagon. Discussion ensued about other methods of discouraging the geese.
3. A resident informed us about a dead tree leaning over the road on Ryan Terrace Extension. It will be added to the list of trees identified for removal/trimming. M. Dagon will get an estimate from the arborist.
4. A. Stec commented that many of the Lebanon private roads are in need of tree-trimming and brush clearing as well.

In Communications, L. Bowen stated that four email blasts had been sent to residents since the last BOD meeting.

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

1. Mike's Place: F. Hoisl stated that according to our Atty Adam Cohen, we do actually own Mike's Place, a small dirt road in Lebanon. The road has two lots fronting it, but no structures. Discussion ensued about the District's responsibilities for this road since there are no houses on it. F. Hoisl will discuss with Atty Cohen the possibility of relinquishing the road to the two property owners to use as a shared driveway if they ever decide to build. A. Stec stated that she believes there is another dirt road in a similar situation, and will get information on it to F. Hoisl.
2. Volunteer Liability waiver: F. Hoisl spoke to Atty Adam Cohen, who has deemed the form acceptable. It was agreed that the form is to be valid for one calendar year. L. Bowen is to make final adjustments to the form, and will make it available to residents online. M. Dagon will also have hard copies for residents without computer access.

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

The Task List items for July and August were discussed, with a few older items still needing attention. 1. There is a single marker in the water at Main Beach that needs to be removed. M. Dagon reported that residents have questioned why the buoys have not been put out this year. It was explained that the BOD decided to forego the buoys, as we do at Lollipop, because there is an ordinance stating that boats may not come within 12 feet of swimmers or waders, so the markers should be unnecessary. We will send an email blast informing people of this change. 2. The plunge pool and drainage issues at the Elsmere ROW will be added to Old Business for the August meeting. 3. Several sign issues are outstanding – old signs that need to be removed, new signs that need to be ordered, managing the bulletin boards, etc. F. Hoisl will put out a job description to the Directors for a new Sign Committee. 4. Resident Al Fichtel offered to remove the silt fence that is no longer doing its job in the NE Cove.

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

Al Fichtel, 203 Deepwood Dr, Hebron

1. Al likes the new format of the agenda, and thinks that topics will be more fully addressed. 2. He believes that fishing is better this year – much different than last year. After 4 or 5 down years of fishing, last year bottoming out, something good is going on and the bass seem to be growing. He stated that the District can't have a knee-jerk reaction to the weeds, and that they are already beginning to die back. He's seeing very large schools of baby bass in the weeds and has also noticed lots of bait fish in the lake – golden shiners and bluegills. Overall the water quality is good. 3. Someone or something keeps moving the buoys that mark sunken island – they are too heavy to be moving on their own. Could the BOD perhaps send an email blast to tell people not to tie up to the buoys?

Carl Wool, 182 Deepwood Dr, Hebron

1. Carl agrees with Al that the lake is looking better, with lots of life. He hears bullfrogs in abundance and agrees the weeds are starting to die back. 2. He stated that ALD owns half of the shed behind the clubhouse, and that maybe it could be fixed for a few more years of life? If we decide to get a new shed, he suggests putting it behind the

clubhouse to avoid vandalism. 3. He said residents have been cooperative when he is closing the gates at the beaches at night. 4. He sees lots of people walking in the evenings, particularly at dusk, and wonders if we should send an email blast to remind people to wear reflective gear.

Candy Kozlak, 11 Woodside Dr, Hebron  
Stated that she doesn't often see security – wondering what their hours are? B. Pelegano reiterated the current security schedule and said there would be more discussion of security later in the meeting.

Joyce Clark, 6 Deepwood Drive, Lebanon  
She congratulated the new and returning Board members.

Ron DePalma, 15 Deepwood Dr, Lebanon  
He requested that the Board consider building a pickleball court next to Main beach, near the pump house for the water company. We would need a 50x50 slab of asphalt for two courts, and he would be willing to answer any questions or work on a committee for this idea. He believes it would also be good for the resale value of homes in the District.

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

F. Hoisl stated that when he originally joined the Board 6 or 7 years ago, he ran on a “common sense” platform and wants to continue that as president of the BOD. He has worked with a lot of different Board members over the years, and his goal is to take the best of what's been done and build on it. He believes that the Directors are stewards of the lake, and also must be fiscally responsible. He pointed out the marked improvements over the last year in communications, from the website to the email blasts, as well as the work the Lake Health Committee has been doing, with a great group of volunteers. He will be working on having a better relationship with the towns – especially the town of Lebanon, and has already had some initial dialogue with the town planner. Lastly, he asked the directors to think about establishing long-term goals for the BOD and the lake.

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

1. A. Connor emailed the June financials to the BOD before the meeting, and also posted them on the website. She will close the books out for the year once August is closed. 2. She passed out copies of the FY 19 budget so that each Director has a copy to refer to for their individual responsibilities. 3. E. Curtin emailed the June Tax Collector's Report to the BOD before the meeting and it will be available on the website soon. A. Connor stated that there was a correction to the last bullet point on the report, which is that the ALD will not be pursuing tax abatements for taxes charged by the towns, as it was recently discovered that this exemption request had been pursued in the past, without success.

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

1. Finance: The Finance committee did not meet this month, so there is no report.
2. Lake Health: 1. F. Hoisl recently had a question and answer session with

limnologist Dr. Knoecklein for a few hours. He will type up the notes from that meeting and send to the other Directors. 2. We received the results of the two rounds of water testing that the Lake Health Committee volunteers did in April at 17 locations around the lake. For the first round, some of the readings were a little high, but the readings from the end of April started to show improvement with phosphorous levels. Another round of tests was done in May, and another just last week but he has not yet received the results. The Committee wants to focus future testing on areas with high phosphorous or nitrate readings. 3. F. Hoisl came across an old report that appears to be a private engineer's report, possibly done in conjunction with the town of Hebron, that addresses what is being fed into the lake in certain areas. He'd like to work with the town of Lebanon to commission a similar report at some point. 4. F. Hoisl contacted the company Pond Connection about lake management services. Their services are limited to lake water treatment and not overall water property and lake management. The Lake Health Committee will discuss the issue of lake management further. 5. Discussion ensued regarding a meeting that F. Hoisl and B. Pelegano had with AER, and the possibility of AER doing a bathymetry study of the lake over a two-day period this summer. A Connor moved to approve using \$3900 of the \$10K approved at the annual meeting to hire AER to perform such a study, thus establishing a second limnologist relationship. A. Stec seconded. Five Directors approved, M. Dagon and K. Rockoff abstained and the motion passed.

3. Beaches and ROWs: 1. M. Dagon reported that the thorny plants growing in the sand have been removed from Main beach by volunteer Jeff Hatch, who did a lot of work, going over the area twice. She is researching a machine that the District could buy for this purpose. They are still searching for a positive identification of the particular plant, and the possibility of a chemical approach. N. Nurge will give a sample of the plant to a contact she has at UConn for identification. 2. The weeds in the lake that residents have been concerned about have been identified as Largeleaf Pondweed, are native to the lake, and have already started to die back. 3. There is a dead tree at the Elsmere ROW, two trees at Lollipop that need to come down, and also a tree at Ryan Terrace ROW that needs trimming. After contacting several arborists, the Board agreed to hire Good Old Boys to do this work in September. 4. M. Dagon reported that a group of residents would like more room at the Ryan Terrace ROW, and would like to clear more vegetation. She will arrange a meeting with those residents and F. Hoisl. 5. The barley straw bales will start to be removed by BASE Construction soon, as some are starting to disintegrate. The cost is \$800. 6. They will also clean out several plunge pools, beginning in late August. 7. F. Hoisl and M. Dagon will discuss the total budget, as some of the items come under the Lake Health budget, and some will have to be put into next year's budget. 8. M. Dagon would like to send out an email blast asking for volunteers to join the Beaches and ROWs Committee.
4. Security, Boats: 1. B. Pelegano reported that we have had some issues with the security company employees, with guards quitting and calling in sick. He is working with company management, who has been responsive in helping to resolve these issues. 2. At this point, the District is not holding any boats from

last year's boat removal process.

5. Lebanon Roads: 1. A. Stec reported that the potholes have been taken care of, and crowning was done on a few roads. She received only one complaint, about the crowning on Kelly's Corner, and it has since been addressed. The day after all the work was completed, we had a giant rainstorm, and she noted that some drainage work will need to be done. 2. She is getting ready for the snow removal RFP's, and will include Mike's Place on the list of roads to be plowed for now. The BOD will need to choose a contractor by Oct 1. 3. A. Stec suggested putting a new line item in the budget next year, for brush and tree maintenance for the Lebanon Roads.
6. Communications Nothing further to report (see item D above).

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

Records retention and destruction plan – A. Connor developed and distributed a proposed plan of action to deal with the ALD records currently held in our storage unit. She also developed a table of contents for a filing system. She would like to form a committee to take inventory of our storage unit and then split up the boxes. B. Lederer agreed to join the committee prior to the meeting.

**L. Prepare Agenda for Next Meeting:**

The Directors agreed to add to Old Business the topic of the Elsmere ROW plunge pool, and the sinking boat rack that will have to be emptied and moved in order to complete this work.

- M. Adjournment:** B. Pelegano moved to adjourn the meeting at 9:44 PM, seconded by K. Rockoff, 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.