

AMSTON LAKE DISTRICT
Board of Directors Regular Meeting
MINUTES

July 17, 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 7:05 pm.

B. Roll Call of Officers and Directors:

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

Absent: L. Lenti, M. Grydon

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

Carl Wool, 182 Deepwood Dr, Hebron, CT

Property status observations: 1. lots of boats w/o passes. 2. Main dam: backside needs brush removal, weir board outlet needs cleaning. 3. Duck pond: front of dam needs cutting, raceway needs cleaning. 4. Cove ROW: broken metal loop on post so chain can't be hung. 5. New signs need to be installed – approval for them was 2 yrs ago.

Other comments: 1. Pavilion size of 10X20 would be more appropriate than 30X30, also there will be a maintenance issue with all the exposed wood. 2. People leaving plastic furniture on the ROWs to sit/fish on – so what? If you see a broken one, take it home and trash it instead of complaining about it.

Kevin Grady, 199 Deepwood, Hebron, CT

1. Need more consistent lake water testing. 2. Suggested a removable pavilion – take down at the end of every season - wouldn't have to pay taxes on it. 3. Lots of goose poop on Main beach that needs to be cleaned. Could this be the cause of the blue-green algae?

Marge Nichols, 18 Spafford, Lebanon, CT

1. Thanked the Board, Brett Harlow and Maureen Dagon for improving the ROWs. Thanks for moving the bench at Ryan Terrace ROW. 2. Wondered what the Board's response was to the certified letter she sent. Answer: will be covered under "correspondence".

Rich Martello, 37 Sunset, Lebanon, CT

Has lived here 17 years and says the ROWs look excellent. However, he's noticed a significant drop in the number of fish in the lake. Suggests the Board consider a moratorium on taking bass out of the lake until we figure out what's going on.

Joyce Clark, 6 Deepwood, Lebanon, CT

1. Still concerned about NE Cove and water quality due to bacterial seepage. Dr. Knocklein recommended dredging in 2010 as first step toward solution, but

maintenance plan was never fulfilled. No rain garden, no native plantings. Dr. K's report also recommended investigating other control options for the cove. NE Cove residents want to know what will phase II and III entail and when? 2. Do we know why some (do we know how many?) Lebanon homes are not hooked up to sewers? 3. Main beach (Hebron) tested weekly by Chatham Health, Lebanon does not test Lollipop. Board needs to make it a priority to assure residents that the lake has no water quality issues

Laurel Hennebury, 458 Deepwood, Lebanon, CT

1. ROWs look great. 2. Lots of algae in the Southeast cove – would like to assist somehow. Agrees with Joyce Clark that coves need further study. 3. We used to stock the lake with fish but haven't been lately. Perhaps use some budget dollars to start stocking again.

Maureen Dagon, 144 Deepwood, Hebron, CT

Would like to continue working with Lou Lenti on ROWs. Also would like to figure out how to use resident volunteers more.

Al Fichtel, 203 Deepwood Drive, Hebron, CT

1. Wants to clear up confusion about the engineering report: in 2015 the Board ordered and paid for an engineering firm to study and report on sand at the Meadowbrook ROW – this study was not “ordered” by the Fichtels. 2. There is a new “beach” on the west side of the NE Cove. Gail Fichtel called the property owner, Barry Ostrager, who knew nothing about it and will contact the probable culprit. Al suggested that the Board also follow up with a letter to this person. 3. Compliment for Carl Wood doing rounds after security leaves – would like to see him continue. 4. Fishing report from Eileen O'Donnell from DEEP last fall – only 33 bass in one hour, 90 pickerel. What's changed from prior years? Sand, dredging, spraying the weeds, all not good for bass population. 5. Where are the new signs to inform people that this is a private lake and what the rules are for residents? 5. Large draw-downs of the lake in the fall contribute to algae blooms.

Bob Blackmore, 5 Rondaly, Hebron, CT

Lots of outsiders on lake. Noticed 3 guys in a pickup at Elsmere ROW launching a boat.

Marge Nichols, 18 Spafford, Lebanon, CT

The land to the north of the NE cove is owned by Onweco farm – maybe they know something about the new “beach”?

Joyce Clark, 6 Deepwood, Lebanon, CT

Noticed a 30-ft-wide patch of cleared lily pads leading up to the new “beach” in the NE cove.

Laurel Hennebury, 458 Deepwood, Lebanon, CT

Trailer (not residents) pulled up to Cove ROW with 6 kayaks for a party. Wants Carl Wool back on duty.

Rich Martello, 37 Sunset, Lebanon, CT

Possibly install cameras at ROWs?

Al Fichtel, 203 Deepwood Drive, Hebron, CT

In response to Marge Nichols - Onweco doesn't have frontage, so they shouldn't have lake access. Ostrager owns a 20-30 ft lakefront strip.

D. Approval of Previous Meeting Minutes:

A motion was made by F. Hoisl to approve the June 21, 2017 minutes. Seconded by A. Connor. Six members approved, one abstained.

E. Receive President's Report:

Focus this year on redefining lake management plan- should be our highest priority. Issues about NE cove, and the engineering report Al mentioned. Al is in process of retesting water this year, deepwater and storm testing. We need to get baseline from a lake scientist and Dr. Knocklein has been engaged. Mark is concerned about sand. Ordinances say residents cannot change bottom of lake, and sand clearly violates rules.

Other major focus – establishing and maintaining a relationship with town of Lebanon. Brandon working on ordinance update, revisions will involve resident input. This yr, will have public comment session, typically 2 sessions. Most of the resident comments from the last time were included in new ordinances.

Communication with residents – will be updating website. Potential for other means of communications: social media (i.e., Facebook, Twitter) – tends to be “real” time, and that's not practical from the board.

F. Receive Treasurer's Report:

Report will be on the website – includes all 12 months of our fiscal year, but is not the FINAL yr-end report – will have some minor adjustments and will contact CPA to schedule yr-end meeting. New column on financial report, “Special Projects”, is to segregate money based on FY 8 new project funds to be accumulated. Terrorism insurance was purchased as it was inexpensive, but property insurance (for the benches and docks) was not as it was not considered a good value. Porta-potties delivered from new vendor 6/27 and will be saving us \$40 per month. Working with Clerk L. Bowen, to develop best practices for sorting through existing records.

G. Receive Tax Collector's Report:

Eileen thanked her husband Phil for all the assistance with the tax collection process. Her report will be on the website. Highlights: Delinquencies down from a high of more than \$70K when Eileen began collecting in 2002, to just under \$20K now. New tax district mill rates (set at annual meeting) Hebron 1.97, Lebanon 3.62.

H. Receive Clerk's Report:

L. Bowen met with Hebron and Lebanon town clerks. Rearranged shelving in BOD storage space to make room for incoming boxes. Thank you to Dave Martin, former BOD officer, for delivering a crazy heavy fireproof cabinet to the storage space on one of the hottest days of the year, and to John Conner, another former BOD director, for helping him unload it. When time permits, Liz will work with Anita on developing a

system for records retention.

I. Presentation of Correspondence:

1. Certified letter received from Marge Nichols with a petition to re-vote the motion on the pavilion that did not pass at the annual meeting. Motion to move this item to new business by A. Connor, second M. Kelly, all approved.

2. Two residents emailed looking for lake passes. 3. Complaint received about weed-wacking not being done and clippings not being blown off on beaches and ROWs.

ACTION: Mark will call Baldi. 4. Received email about algae bloom at Oakland ROW.

ACTION: Mark will contact to offer up algae skimmer for use. 5. Email from resident complaining that ex-tenant picked up her boat passes & newsletter – will re-visit boat pass process for next year to make it smoother and avoid these problems. 6. People

who donated the lot on Deepwood last month received tax bill from the district –

ACTION: Mark will email them that they have been taken off the Grand list.

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

F. Hoisl received a comprehensive Lake Management book from Larry Zimmerman and will cross-reference his outline with this book. George Knocklein has been engaged, and is going to re-establish a baseline for the lake so that we can move forward. Volunteers are collecting water samples (Al Fichtel's fridge is full) and Frank is in the process of finding a place to bring the samples for testing. Might have test results next meeting. By next summer, with Knocklein's baseline and our test results, we will be able to implement the plan. Frank hopes to have a list of procedures set for lake health – maybe form a committee to manage this going forward. M. Paul agreed and referred to NE Cove – should put specific steps in place for “trouble” spots.

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

M. Paul began a general discussion of what the committees have been in the past, what committees the BOD thinks it needs going forward, and considering that there are four new board members, which BOD member will head up each committee. The committees will be reconfigured as follows:

1. Lebanon roads A. Stec

2. Security, Boats B. Pelegano

We will be continuing with Bennet Security for the summer – the company has hired several new employees, in light of resident complaints. Discussion followed regarding the use of 1099 contractors, employees, and resident volunteers. The idea of a lake “monitor” was raised. Also, boats filled with water have been noticed at the beaches and ROWs. ACTION: F. Hoisl will contact dock manager, Dave Arnold, for the boats on the docks, and will send an email blast as a reminder to residents to check their boats.

3. Communications M. Grydon, A. Stec

Unsure of status of new signs for ROWs and beaches. ACTION: M. Paul will follow up with M. Grydon to update status. M. Kelly mentioned that her husband is a web designer.

4. Dam/ Duck pond F Hoisl

5. Beaches and ROWs L. Lenti

6. Finance, docks & rentals A. Connor

Has three people on Finance committee so far, will start working on outline of Finance seminar for residents in October.

7. Calendar & tasks L. Bowen

ACTION: L. Bowen will ask R. DeCormier to send Excel file for Task list & Calendar.

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

Claire Lenti memorial ideas: Lou has already bought a bench for Oakland ROW, however there is already a bench with a plaque there. ACTION: Mark to contact Lou to discuss options. As a further memorial, BOD discussed ideas for rain garden, sundial. ACTION: Allison to contact resident who makes stone sculptures to explore that idea.

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

Mark asked that all Board members be mindful of using the correct email address when contacting each other – he has an ALD Pres address that he prefers over using his personal email. Allison suggested that once we get a new website we might be able to have email addresses @amstonlake.org. TBD.

All BOD members agreed that Anita will begin to plan a “Sweet 16” party next spring to commemorate the date that the two districts joined forces on April 30, 2002. Would like to find and honor all former Board members, especially those that helped form the District, for their service to our community.

Brandon working on Welcome package for new residents – will send out to other BOD members for review. In the meantime, Mark will make 50 copies of Amston Lake Handbook to tide us over until the Welcome package is done and the ordinances are updated.

Petition submitted by 20 residents calling for a re-vote of the pavilion motion that did not pass at this year's annual meeting. Cost as presented is \$82,772. According to our by-laws BOD has only three wks from receipt of letter to hold another vote, but the clubhouse is not available until Aug 12th. The author of the letter, Marge Nichols, will resubmit the petition so as to allow the Board to stay within the 3 weeks the by-laws allow and hold the vote on Aug 12th. Will inform residents via email blast when date and time are confirmed.

Meeting will be solely to re-vote on motion: “to approve the pavilion project as presented”. Presentation showed design, location, size, and cost. Discussion on structure of meeting, whether to allow resident comments and questions (yes). Two places on website where pavilion info is – one is under 2017 minutes “pavilion presentation” (original from Feb but shows additional info) and the other is currently under ALD Finance – current “pavilion presentation for annual meeting”. Changes were made to the latter.

F. Hoisl spoke on the cost increases that are inevitable if the pavilion is built as proposed once the project's funds are collected from residents.

N. Prepare Agenda for Next Meeting:

Nothing to add at this time.

O. Adjournment:

B. Pelegano made a motion to adjourn. Seconded by A. Stec. All approved.
The meeting adjourned at 11:16 P.M.

Respectfully Submitted by
Liz Bowen, Clerk
Amston Lake District