

AMSTON LAKE DISTRICT
Board of Directors Regular Meeting
MINUTES

March 28, 2018 7:00 P.M.

(rescheduled from March 21)

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

www.amstonlake.org

A. Call to Order:

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

B. Roll Call of Officers and Directors:

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

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

Maureen Dagon 144 Deepwood Dr, Amston

Prior to the meeting she emailed a list of maintenance items for the ROWs. She will meet with A. Connor to discuss before the next meeting.

Doug Bowen, 156 Deepwood Dr, Lebanon

There are dead boughs hanging over some of the ROWs, and they should be trimmed so they don't fall and injure a resident or damage a boat rack.

Joyce Clark, 6 Deepwood Dr, Lebanon

1. The BOD developed a project list in the fall, with approximately 100 hours of work requirements – will it be uploaded to the website? Do the total hours include water sampling, weir board activity, gate opening and closing? 2. She brought an ad from the RiverEast News for “Invitation to Bid” for tasks at Lake Hayward. Is the Board ready for invitations to bid by contractors for ALD's remaining tasks? 2. What is the status of the “volunteer waiver form”?

D. Approval of Previous Meeting Minutes:

B. Pelegano moved to approve the February 21, 2018 minutes, seconded by F. Hoisl. Four members approved, A. Stec abstained, motion passed.

E. Receive President's Report:

M. Paul made a recommendation to hire a caretaker for the lake. He reasoned that the Board is increasingly challenged to keep up with the workload, work that used to be done by a lake manager. He believes that the workload is a leading cause of burnout of Board members, and leads to certain tasks being done later than desirable. Former lake managers/caretakers handled a lot of the lake tasks along with handling safety and security issues. M. Paul has spoken to the ALD attorney who says the District can hire an employee since it is not forbidden in the bylaws. A. Connor said that we were paying the lake manager approximately \$25K his last year and would need to increase the budget because the current budget doesn't cover the cost of payroll, taxes and insurance. F. Hoisl and B. Pelegano will re-visit the task list and if there's enough merit, we can put a proposal for a caretaker in next year's budget.

F. Receive Treasurer's Report:

1. A. Connor sent out financials for February before the meeting for Board review. She stated that we would know soon if we'll hit the budget. We are still about 24K short, but lien notices haven't gone out yet. E. Curtin reports that because of response to the email blast, so far there are 12 residents we don't have to send notices to, so she is optimistic that we will meet our budgeted income. 2. A. Connor presented the first draft of the FY 2019 budget and explained that a good portion of our expenses are fixed (and not subject to fluctuation) and another big portion is security which we have increased based on resident feedback. The first draft shows an increase of 7.6% over FY 18, before funding any special projects. The draft budget will be discussed at next week's Finance committee meeting and will be discussed again at next month's BOD meeting. 3. A. Stec is proposing a Lebanon Roads budget for next year of \$15K for road repairs, \$18K for snow removal, \$2K for sanding, (same as this year), with a fund surplus cap of \$5000 for emergency needs. 4. A. Connor requested that the Board members review the list of project ideas that was sent out. The Finance committee will review and prioritize the list and send us their recommendations.

G. Receive Tax Collector's Report:

1. The Tax Collector's report will be posted on the website. 2. E. Curtin met with QDS and they have backed up her computer program. 3. The Grand lists for both towns should be finished soon and in time for the annual meeting. 4. We received a good response from the email blast regarding the "Notice of Intent to Lien" - 45+ residents contacted her, some of whom had already paid, but some are now making arrangements for payment. By sending out the blast, it lessens the number of notices she has to send out, which is close to 200 each year. Residents have 10 days to pay, and then in May, some properties will be turned over to the ALD attorney for collection. 4. E. Curtin is re-doing some outdated and incorrect information on the Tax Collector's page of the website, and it will be updated shortly.

H. Receive Clerk's Report:

1. E. Bowen sent out an email blast postponing the 3/21 BOD meeting until 3/28, due to the weather. She also sent a blast on 3/23 regarding the Notice of Intent to Lien for unpaid District taxes. Another blast was sent out on 3/28 looking for volunteers for lake and boat pass distribution. Several more are being readied to send out in April. Our subscriber count is holding steady. 2. E. Bowen emailed the BOD members a copy of the March/April task list for review and discussion later in the meeting. 3. E. Bowen continues to work on the website (corrections, cleaning up pages, typos, etc.) with A. Stec - we received an email from a resident who couldn't find the current (2018) minutes on the website, so we've made them easier to find. 4. The four officers will be making a field trip to the Douglas Library in April to plan for the annual meeting.

I. Presentation of Correspondence:

E. Bowen received several responses to the email blasts that were sent out. A. Stec received a request for boat and parking passes, and an email about when boats can be returned to the racks, which was verified to be April 1. M. Paul received an email from L. Lenti, who has decided to give up his seat on the Board, effective immediately. The Board also received an email from M. Kelly this month, resigning from her seat on the Board.

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

1. Lake health: 1. F. Hoisl reports that the committee has another meeting scheduled for next week with the current focus on data collection. He reported that we probably won't get Dr. Knocklein's report until April. We have asked for a monthly report based on the water sampling data that we give him, to possibly put on the website or send out in an email blast. We want to be able to share the information with the district. 2. The committee wants to collect more data than we have in the past. Committee member B. Blackmore discovered a map from 2000 defining stormwater drainage areas that ultimately empty into the lake. There are approximately 40 such locations (split equally between Hebron and Lebanon) that could be sampled, with certain locations of particular interest. Perhaps we could send an email blast looking for volunteers to help with sampling and also to inform people that we might be on their water's edge during heavy rains. Cost is about \$50 per sample. 3. The committee would like to add a plunge pool or two to the lake every year. Stormwater runoff goes into the plunge pools and then gets filtered before it discharges into the lake. They can cost \$500-2K, and then must be maintained and cleaned, at a cost of approximately \$200 per year. 4. F. Hoisl is in the process of interviewing companies that perform dredging in a less invasive and less costly manner than mechanical dredging. Dredging options are being considered to address areas where the build-up of sediment and sand is filling in the lake bed.
2. Lebanon roads: 1. A. Stec reported that we've had a total of 62.7 inches of snow so far this year, with almost half of it in five storms since the last meeting. 2. She will work on reviewing which roads and culverts need repair – would like to get repairs done before residents arrive for the season. Culverts cost close to \$2K per year for cleaning: \$1300 for fall, \$600 for spring. 3. The town of Lebanon doesn't seem to be cleaning the catch basins - they were overflowing during the last storm. F. Hoisl has a report that shows which culverts are the responsibility of the town. A. Stec will contact the town to get a schedule of when they plan on cleaning the catch basins.
3. Security, Boats: 1. B. Pelegano has tried repeatedly to contact the resident that has abandoned their catamaran on Main beach and has called several vendors to try to get someone to remove the boat. We need to send this resident a letter with a fine. 2. The Port-a-lets will be put in place in time for opening day of fishing on April 15. 3. It was agreed to start the contract with our new security vendor on May 19, the Saturday before Memorial Day weekend, and will end September 4th. The contract is for \$28,000. 4. After a brief discussion, the decision made last month to not lock the beach parking lots at night was reversed. M. Paul will call C. Wool to see if he is interested in performing the task.
4. Communications: 1. Two BOD members have submitted articles already for the newsletter. 2. Discussion ensued about pages on the website that we don't need or are outdated.
5. Dam/ Duck pond: 1. The weir boards have been put back in and the water level is coming up. 2. There is no immediate need for work on the dam or duck pond

dam. 3. A. Connor asked about the damaged fence and lack of warning signs on the duck pond dam and says we should remove the broken fence. The Board will make a decision on a new fence at its next meeting.

6. Beaches and ROWs: 1. See resident comments above from M. Dagon. 2. The current grass-cutting contract will be extended for an additional year. A. Connor will meet with vendor M. Baldi to sign the extension. 3. A. Stec reported that she received 12 responses from the email blast looking for volunteers to hand out lake and parking passes. She will set up a time for volunteer training, and the dates for picking up the passes will be decided on and published shortly. She will order 1625 boat passes and 625 sets of lake/parking passes.
7. Finance, docks & rentals: 1. Dock manager D. Arnold reports that the current ramp for the docks at Main beach is in disrepair, and difficult to install each year because of its weight. He recommended the purchase of a new aluminum ramp, which is under 200 pounds, 3ft wide, 10 ft long, and has a railing. B. Pelegano made a motion to approve spending \$2520 for the new aluminum ramp including delivery and installation, with 50% down, A. Stec seconded, motion unanimously approved. A. Connor will order promptly. 2. The docks need to be installed and reconnected before the fishing derby. A. Connor made a motion to hire B. Harlow to float the two docks into place at a cost of up to \$500, B. Pelegano seconded, motion unanimously approved. 3. D. Arnold also reported that there is a need for a railing on the steps to the docks, and some repair to the footings of the steps. He will complete the repair at no cost to the District and we will reimburse him for the cost of the materials.
8. Calendar & tasks:
The task lists for March and April were reviewed and discussed. M. Paul will talk to C. Wool to check on the status of the swim buoys. F. Hoisl will send information about signs for the annual meeting to A. Stec for ordering.

K. Old Business - Discussion and Possible Action:

1. It was agreed that accepting the donation of the Cove Road land will help in protecting the watershed. M. Paul will discuss doing a title search with Attorney Adam Cohen.
2. M. Paul will send a draft of the annual meeting presentation to the other BOD members by April 1.

L. New Business - Discussion and Possible Action:

1. There will be six director seats to vote on this May - two current Board members will be running for new 3-year terms, and four seats are open. M. Paul will be resigning from the BOD at the end of this fiscal year. Discussion ensued about how the elections will be run, as the residents will have to vote each seat separately.

M. Prepare Agenda for Next Meeting:

1. Add agenda items: budget FY 2019, projects list, lake caretaker, annual meeting presentation.

N. Adjournment:

B. Pelegano moved to adjourn the meeting at 10:23 P.M. Seconded by L. Bowen, 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.