

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

May 16, 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 7:01 P.M.

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

M. Paul, A. Connor, L. Bowen, A. Stec, B. Pelegano present. F. Hoisl not in attendance.

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

Joyce Clark, 6 Deepwood Drive, Lebanon

1. At the April meeting, B. Pelegano announced a stipend for a person to open and close the gates at Main and Lollipop Beaches this summer. Joyce reiterated her past concerns about hiring non-insured people. She spoke to B. Pelegano recently, and he explained that the BOD considered this position “low-risk”, but J. Clark stated that paying an uninsured individual puts us all at risk and questioned why we didn't advertise for this position. She is aware of a local insured contractor that was interested in this summer-long, 7-day-a-week position. 2. J. Clark believes that we have mis-classified the 1099 contractor vs. employee status.

Doug Bowen, 156 Deepwood Drive, Lebanon

1. There is an orange boat on the south side of Lollipop Beach that was never removed over the winter, is now blocking an access point, and should be moved. 2. The markers for Sunken Island have moved over the winter, and are not safely marking the island. They need to be put in their proper location.

**D. Approval of Previous Meeting Minutes:**

B. Pelegano moved to approve the April 18, 2018 minutes, seconded by A. Stec. All approved.

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

The annual meeting is this Saturday, May 19. M. Paul thanked the BOD for all their time and hard work in preparing for the meeting.

**F. Receive Treasurer's Report:**

1. A Connor distributed the April financial statements. She is monitoring revenue with just over a month to go in this fiscal year and believes we will just make the budget. Of equal concern, she stated that we have had significant expenses in May – including cleaning the plunge pools and work on the ROWs. We are close to overspending our budget and might have to postpone incurring some expenses until July. 2. BSA Landscaping did some extra work at no charge – B. Harlow removed the arborvitae at Meadowbrook ROW that was knocked down by the town of Hebron over the winter. 3.

The BOD has continued to fine-tune the FY 19 budget, which is now down to \$159,700, including the Lebanon roads, so if approved, residents will see a decrease in their taxes. 4. If approved, the estimated ALD mill rates for both towns will also be reduced from this year to next: Hebron's from 1.97 to 1.38, and Lebanon's from 3.62 to 2.80. Lebanon's mill rate is always higher due to the additional expense of the private roads.

**G. Receive Tax Collector's Report:**

1. The Tax Collector's report will be posted on the website. 2. April was a good month for collections because of the demand notices that were sent out. 3. E. Curtin will be talking to Atty Adam Cohen again about pursuing a tax exemption with the towns with respect to the District's property taxes. She will talk to him about how much of a process this might be and how much it might cost. 4. The grand lists are set, so once the mill rate is finalized for the District, she will mail the bills out.

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

1. Email blasts since the last meeting: dock lottery reminder on 4/22, another sent on 4/28 with a found barrel, another sent 5/1 notifying residents of pass distribution dates, and one sent 5/5 about a found swim raft and some snow fence in water on the west side of the northeast cove. (Note - Resident A. Fichtel was in attendance and offered to remove the snow fence.) 2. For the annual meeting: the legal notice with the agenda was placed in the Hartford Courant, the agenda was posted to the website and sent to towns for posting, and arrangements were finalized with the Douglas Library. 3. E. Bowen reported that the silt fence that was put up at the "Illegal Beach" on the west side of the northeast cove has fallen into the water. We need to determine if it is even necessary any longer, and if so, put it back in its proper place.

**I. Presentation of Correspondence:**

1. Multiple emails from a resident about who is eligible to vote and/or serve on the BOD. 2. Response to email blast about found barrel – resident offered to take it if no one claimed. (Resident D. Bowen believes he saw the raft with the missing barrel, so we have put the two residents in touch with each other.) 3. Response to email blast about found raft – resident offered to take it if no one claims it. 4. Question from resident about adding sand to her waterfront – the response from the BOD is that adding sand is not allowed. 5. Question from resident about "Mike's Place" and where her property line ends. (Will be discussed under new business.) 6. A. Stec was contacted by a resident asking about the tree that fell near the dam and wondering about when the brush would be removed. Resident also wondered about the damaged boat rack. (Note - Several residents indicated it was installed by the District and is on District property even though it is not on a right of way. It will be removed by the District and will not be replaced.) 7. A. Stec was contacted by a resident asking if we were going to replace the Main Beach sign. M. Paul will contact Drew Gibson to discuss. 8. B. Pelegano was contacted by resident Brett Harlow, who said he would rake Main beach and clean it up after this latest storm for no charge.

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

1. Lake health: F. Hoisl was not present. It was noted that the latest report from Dr. Knoecklein has been posted to the website.

2. Lebanon roads: 1. A. Stec is in the process of getting updated estimates from BSA for the remaining Lebanon roads in need of repair. 2. A. Stec is working to settle on a date for a walk-around with Jay Tuttle from Lebanon Public Works. She will let the Lake Health Committee know the date and time in case they want to tag along.
3. Security, Boats: 1. B. Pelegano reported that he has met with the new security company. He has made a booklet for them with our ALD ordinances, a map of the district, and procedures to follow, among other things. He will get the contract signed after the budget is approved at the annual meeting. 2. Discussion took place about cars being towed if the current ALD stickers are not displayed, but we'd need proper signage, and could possibly start with warning tickets. 3. A Connor suggested that next year perhaps it would make sense to combine the functions of security and boat passes under a Board member.
4. Communications: Have received a proof from the printer for the newsletter. It will be ready next week in time for the start of pass distribution, and also will be posted to the website.
5. Dam/ Duck pond: 1. A. Connor reported that we have not come up with a licensed and insured contractor to repair the fence on the Duck Pond dam. B. Pelegano and F. Hoisl will look at the job this weekend and might possibly do the job themselves.
6. Beaches and ROWs: 1. A. Connor reported that resident Maureen Dagon went through last month's list of tasks for the ROWs with Brett Harlow from BSA Landscaping and thinks the ROWs are in good shape, with the exception of some tree removal and trimming which will be discussed under New Business later in the meeting. 2. The poison ivy on the beaches will be sprayed shortly. 3. A. Stec reported that the lake passes are printed and ready for the first distribution date of May 26. She would like a BOD member to be at each session and will send out a list of dates for us to sign up for. She held a meeting with her volunteers on Saturday the 12<sup>th</sup> to explain the process: to obtain a pass residents must bring identification, to be verified against the tax roll, and if they are renting, they need written permission from the owner to pick up the passes. There will be two beach and car passes per residence. A boat pass will be assigned to each registered boat.
7. Finance, docks & rentals: 1.A. Connor received an engagement letter from the audit firm for this year's AUP. She will discuss it with the Finance Committee when they meet next and make a recommendation to the Board. 2. A. Connor applied for and received an Amazon tax exempt certificate. She used it for the first time when she ordered the poison ivy spray, as it was a specialty item for use around bodies of water, and wasn't available locally. 3. The District collected \$1870 in dock fees from the lottery this year. 4. A. Connor drafted a contract with resident Dave Arnold to act as dockmaster again this year. 5. B. Pelegano and Dave Arnold secured the piers for the docks at Main beach.6. In working on the newsletter, A. Stec came across a sign that might be useful for the Main Beach launch area to remind residents to "clean, drain and dry" their

boats.

8. Calendar & tasks:

The task lists for May and June were reviewed and almost everything has been addressed. However, there are two buoys marking the “no boats” area at Main Beach in the water side by side. Resident Carl Wool believes additional buoys might be in the shed in the back. M. Paul will check in the shed directly after the meeting.

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

1. The District has finalized the acceptance of the land donation for the property on Cove Road. The donors paid the taxes that were owed to the ALD, and the District paid a filing fee and the town of Lebanon taxes. A. Connor will check with BSA about repairing or replacing the well cap for the well on the property. In the next few months she will hire soil scientist Wes Wentworth to evaluate the property, in the hopes of having it designated as wetlands, as happened with the lot on Deepwood that was donated last fall.
2. The Annual Meeting presentation was discussed, and no changes are to be made.
3. The proposed liability waiver for volunteers has been sent to Atty Adam Cohen for his review and comments.

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

1. Mike's place is a short “road” with no structures off the south side of Spafford Drive, that a Spafford Drive resident has been using and maintaining as her driveway. It appears that another resident is working on this road. Discussion ensued about whether or not it is one of our private roads and what our obligation is to maintain it if no one lives on that road. M. Paul will contact the resident on Spafford and get further details. A. Stec will see if she can stop by when the person is working on the “road” to get more information.
2. A. Connor proposed a “new board member orientation” for June. It would just be a “meet and greet” to introduce the new people, find out their backgrounds and strengths, so that we can possibly shift some responsibilities around in July.
3. 1. There is a dead tree that needs to be removed over the Elsmere ROW, as well as some dead boughs over the boat racks at Ryan Terrace. It was agreed that the BOD would get a quote from a licensed tree service for these tasks. 2. The boat rack on Elsmere is sinking – the boats will need to be removed so that we can move the rack and stabilize the land underneath. Resident Doug Bowen offered to get the boat pass numbers so that the owners can be contacted and asked to remove their boats.

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

1. Nothing to add at this time.

**N. Adjournment:**

B. Pelegano moved to adjourn the meeting at 8:53 PM. Seconded by A. Stec, 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.