

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

October 18, 2017 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 7:00 P.M.

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

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

Absent: L. Lenti

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

Gerry Horan, 7 Rondaly, Hebron

1. The new signs on the ROWs look terrible and won't last long. 2. Regarding the construction and renovation underway on Deepwood (across from Rondaly Rd.): a driveway has been cut in and the silt fence is down, causing water to rush down Rondaly Rd. and into the lake. He has spoken to the town about the silt fence, and also to the workers on site about re-installing the silt fence, and would like the board to take a look as well.

Maureen Dagon, 144 Deepwood, Hebron

1. New signs have been installed at all the ROWs. 2. Has sent an email to the BOD with requests for work to be done at the ROWs and duck pond dam. 3. Would like to send an email blast to find volunteers this fall to rake leaves and dead grass off the beaches. 4. Requests that we speak to our contractor about bagging leaves at the ROWs so they don't blow into the lake. 5. Wants another reminder to be sent to residents about removing boats from the ROWs. 6. Need another way to store paddleboats on the ROWs – perhaps upright? Many are filled with water.

Brett Harlow, 403 Deepwood, Lebanon

The doors at the duck pond need some kind of treatment to keep them from rotting. Also need some kind of signs there – either “No trespassing” or “Keep off the dam.”

Joyce Clark – 6 Deepwood, Lebanon

1. The “Finance 101” class was interesting and much appreciated. 2. She stated that she has not received a response to questions posed in her 9/23 email to the BOD. 3. She stated that we have an insurance risk regarding contractors. 4. Expressed frustration that we have no post-dredging (maintenance plan) for the 5 areas that have been dredged in the last several years. 5. Has been trying to encourage people to come to meetings. 6. Is Carl Wool an employee or contractor – and moving forward, what will be the job description, selection process, and how will they be paid?

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

Motion was made by B. Pelegano to approve the September 20, 2017 minutes.

Seconded by F. Hoisl. Six members approved, A. Stec abstained. Motion passed.

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

M. Paul stated that our former lake manager, Reggie Miles, was paid as a sub-contractor for most of his tenure, then became an employee of the District for the last 18 months or so. Most of the work around the lake (grass cutting, snow removal, odd jobs) is now being done by contractors. He spoke to our attorney, Adam Cohen, who says that almost no other district has employees; they all use sub-contractors. F. Hoisl and B. Pelegano are putting a task list together so that we can find an appropriate blend of volunteers, contractors and possibly employees to do the work and stay within our budget.

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

1. A. Connor distributed and reviewed the September 2017 monthly financial report. It will be posted on the website. 2. The ALD received the field report from Wes Wentworth, a soil scientist, stating that the Lebanon lot 120 (the former Bankoski lot), is not a buildable lot. A. Connor then received confirmation from the town of Lebanon that the lot will be deemed as wetlands, thus decreasing the property tax bill from around \$1300 to less than \$100. 3. We are having a billing dispute with our former website administrator, who has sent a bill for additional work without providing any details. 4. Our anti-virus software will be expiring shortly – A. Connor will contact M. Kelly's husband, Mike, to talk about the bigger picture and options for moving forward. 5. It has come to A. Connor's attention that our general liability coverage has an exclusion for dams and found out that that is not uncommon. F. Hoisl will contact Karl Acimovic to see if dam insurance is something we should be looking into.

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

1. The Tax Collector's report will be posted on the website. The District's collections were up this year compared to last, and E. Curtin believes that it's the result of having printed the figure for overdue back taxes directly on the bills. 2. She has turned over four accounts to Attorney Cohen for collection – no payments have been received on these properties since 2014. 3. E. Curtin has received the final posted ratebook from QDS for the 2015 grand list.

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

1. L. Bowen briefly showed the new MailChimp email blast system. It will be up and running as soon as we receive the email database from R. DeCormier. 2. Discussion ensued about what to retain in our permanent files. ACTION: All board members are to come to the December meeting with ideas about what information to store and how to store it.

**I. Presentation of Correspondence:**

M. Paul received an email about two blighted properties in Lebanon. He will drive by the locations to assess the situation.

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

1. F. Hoisl (lake mgt) and B. Pelegano (security) put together a task list with estimated hours for each task. They will put it on a spreadsheet and determine what tasks are suitable for volunteers vs. contractors. 2. Dr. Knocklein, who is scheduled to do the

lake plant survey on Thursday, Oct 19<sup>th</sup>, may have to cancel due to weather conditions. F. Hoisl will contact him. 3. Dr. Knocklein has received the results from the water tests that Al Fichtel did this summer and will be sending them to us. 4. F. Hoisl has received "A Guide to Lake Management and Planning" from Larry Zimmerman and is working on having it digitized. 5. F. Hoisl has not established a lake management committee yet but will send an email blast out soon to start looking for volunteers. 6. We have already removed one 6" weir board and will take one more out soon. Each board removed lowers the lake by approximately 12". 7. F. Hoisl has received the dam Emergency Action Plan (EAP).

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

1. 1. Lebanon roads: Road work on Park, Andrews, Island Beach and Cove Rds has been completed and the roads are vastly improved. 2. A. Stec recommended an email blast in early November to remind residents that roads must be cleared of cars for plowing. 3. Snow plow contract for 2017-18 was awarded to BASE Construction (Brett Harlow's company). 4. A. Stec suggested that we increase next year's budget for snow removal. 5. She also suggested that the verbiage in our contract be changed, as it leaves the decision to add sand up to the ALD rather than the contractor, which could open us up to risk.
2. Security, Boats: 1. C. Wool submitted a bill for "security" hours, which were not authorized. Gate opening and closing ended on September 30<sup>th</sup>. 2. Residents seem to want more security – an option is to raise the budget and hire outside security around the clock. B. Pelegano will come up with numbers to put in the budget for residents to vote on at the 2018 annual meeting. 3. Our attorney, Adam Cohen, gave us suggestions – putting out a task list asking for volunteers (who would need to sign a waiver), then if we don't get volunteers, we hire contractors. 4. Another idea is to have a volunteer each month to answer phone calls regarding security.
3. Communications: 1. B. Pelegano emailed the members of the BOD earlier this month with a proposed welcome letter to distribute to new residents. Discussion ensued about the content of the letter. A. Stec proposed a motion to approve the letter for distribution, M. Kelly seconded, 5 members approved, A. Connor and L. Bowen opposed, motion passed. 2. M. Grydon gave the highlights of a communications plan, which he will send out to all BOD members after the meeting.
4. Dam/ Duck pond: Emergency Action Plan was sent to the DEEP last month. We are awaiting its approval.
5. Beaches and ROWs: The new signs (with rules and regulations) have been put on the ROWs front and center so that there is no excuse that people didn't see them. Their location might be a problem with snow, but we will make a determination after the season.
6. Finance, docks & rentals:  
Nothing new to report.

7. Calendar & tasks: E. Bowen will put together an email blast about the next weir board removal and reminding people to remove their boats from the ROWs by November 1<sup>st</sup>.

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

Nothing to report.

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

None.

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

Nothing new to add at this time.

**O. Adjournment:**

F. Hoisl made a motion to adjourn. Seconded by M. Kelly. All approved.  
The meeting adjourned at 10:09 P.M.

Respectfully submitted by  
Liz Bowen, Clerk  
Amston Lake District