

AMSTON LAKE DISTRICT
Board of Directors Regular Meeting
MINUTES
December 17, 2014 7:00 P.M.
ALA Clubhouse, 16 Wood Acres Road, Amston, CT 06231
www.amstonlake.org

A. Roll call of Officers and Directors:

Present: D. O'Brien, R. DeCormier, F. Hoisl, D. Moorcroft, M. Paul, D. Martin, L. Lenti, C. Lenti

B. Call to order:

The meeting was called to order at 7:00 P.M.

C. Recognition of Guests, Residents, and Property Owners

Dave Bareiss, 151 Deepwood Drive, Lebanon, CT

Which by-laws that are online are the correct ones? Some links are confusing. See attached.

Answer: New by-laws have been passed which will be on the website soon.

Candy Kozlak, 11 Woodside Road, Amston, CT

Is a member of the ROW and Beach committee and supports purchasing benches for the beaches and surveying of the ROWs.

Also, is requesting in writing information concerning how individuals are paid. She would like to see the ledger, cancelled checks, who the checks were made out to, etc., but is not interested in the amounts.

When will my request be fulfilled?—one week, two weeks? Answer: It will be online soon.

Concerning changes to the tax collection. It is clear that we must follow state of CT laws and rules. A property owner does not need to be notified how this process works. It is the same as our town. Does tax collector need to research address and returned letters, etc.? This is just part of the job. See attached.

Answer: Taxes for Amston District are determined according to state law. Amston has its own situation. Brian Swanson is the tax collector. A resident can contact him. He knows all the state regulations.

Robert Blackmore, 5 Rondaly Road, Amston, CT

Approves the proposal for purchasing the benches and surveying of the ROWs.

Last month's minutes did not include a statement made by a resident concerning 51 Ames Road. It referred to taking the site plan for 51 Ames Road to an Environmental engineer who found no impact on lake health from one home being built on the lot. The minutes are public record and a better job recording the minutes is needed.

Why is there so much money in the ALD account? Can the board break it down so we know where the money came from over the past five years? I'm not saying anything wrong was done, but many residents were shocked to learn how much money was in the savings.

Kevin Grady, 199 Deepwood Drive, Amston, CT

H11 has a serious discharge problem at 193 Deepwood Drive. It's been going on for 15 years. Sand on the road washes out. The area is full of sand. The town knows it has to clean out the basins. Pollutants are entering the lake through the PVC pipes. If there is much algae, then there has to be many pollutants. Consider doing more H2O testing—see if H2O is safe for swimming in this area. This needs to be addressed.

Answer: On the last project, the town paid for the Engineering study and ALD paid for the Vortech unit. Permission is needed from the residents for the H11 area. Last time some property owners would not give permission to add plunge pools or water pipes to the city engineer.

Al Nixon, Lebanon, CT

Can the board look into putting more lights around the lake?

Answer: Since the utility company requests a 10-25 year commitment, this would be a capital expense and would need a special district meeting. The operational expenses for ALD is based on a 12 month period. One resident stated that he pays \$12.00 a month but has a 25 year commitment to the utility company. We could bring it to the residents for a vote.

One board member stated that he is against having lights. People congregate where there are lights. When the town removed them, there were less people. The darkness is better.

Question: What rules are there concerning putting boats along the Lollipop walkway?

Answer: It's on a first come-first served basis. New moorings cannot be put in. If a resident has a stake with their name on it, it's best to speak with the resident so there is no conflict. A resident can rent a slip on the docks if interested.

Dave Bareiss asked what would be done about mooring?

Answer: We've been trying to solve this problem for 10 years. It's a very difficult situation. Bring any ideas you might have to a meeting.

D. Approval of Previous Meeting Minutes

Mark Paul made a motion to approve the November 19, 2014 minutes. Dave Moorcroft seconded the motion. All others approved.

Lou Lenti made a motion to approve the November 22, 2014 minutes. Mark Paul seconded the motion. All others approved.

E. Receive and Act Upon Clerk's Report

Nothing to report

F. Presentation of Correspondence and Communication

See attached

G. Receive President's Report

The Town of Hebron stated in a letter that an application for a permit for demolition of the Ostrager property at 119 Deepwood Dr. was received. A site survey was conducted to the town's satisfaction. No asbestos survey was done because it is not a commercial property. D. O'Brien sent a letter to Mr. A. Tierney, Town Manager, requesting an asbestos survey as part of the permit. See attached.

H. Receive Treasurer's Report

The total report is in the monthly booklet and also on the website. Some deposits may differ from the tax collector's deposits made on the last day of the month, but they are always recorded the following month.

I. Receive Tax Collectors Report

Dave O'Brien read the tax collector's report. See attached

Comment: An aging report for the taxes would be helpful.

J. Receive Lake Management Reports/Review Goals and Objectives

D. Martin has worked many years with Dr. Knoecklein. Has taken samples in the Southwest Cove and at H16. Will also take samples at H11. It has improved there but it is not perfect. The worse is at the Southwest Cove, but not at the Vortech Unit.

K. Consider and act upon Standing and Special Committees' Reports

1. Security

a). There are 7 boats still on the racks. (November 1st there were 22 boats). Residents have been notified to remove the boats by email, phone calls, and registered letters. We will contract someone to remove remaining boats and put them behind the building at the Main Beach. Will make one more call to residents.

Thank you to all residents who removed their boats by November 1st.

b). We have an agreement for winter security—checking ROW's, ice fishing, illegal cars, etc. Should we have a towing company involved in case we need to tow any cars?

c). Handicap signs can be placed for parking and for boats on racks.

Question: Can some boat racks be placed closer to the water. Answer: yes

2. Dam

The water was 12" below dam by Nov 15th, but the rains came. Much water is pouring out of the dam now. Removed the grid so as not to be clogged with leaves. It's working well.

A beaver built a dam in the duck pond which brought the water level up. The area was cleaned out so the water is flowing. A beaver trapper was hired, but the beaver might have left already—not sure.

3. Storm Drains

D. Martin will check on H11.

4. Boats and Rafts

Nothing to report

5. Weeds and Algae

Lake is in good shape. One of the cleanest lakes in CT. Unencumbered with invasive weeds, etc.

6. Communications

Nothing to report

7. Lebanon Roads

No snow plowing yet

8. Row Updates and Maintenance

A letter from the Rows and beach committee concerning two proposals was brought before the board. See attached.

Proposal 1 was for 4 benches to be placed at the two beaches and Cove Road. Much research was completed on type of bench, cost, and placement. The committee asked that the board approve up to \$2400 for the benches. The board said approval will be given. Some questions were: exactly where will benches be placed, who will dig the holes for the 18' supports, and someone needs to probe the proposed sites in order to see if there is any ledge beneath the placement. A resident offered to put "quikrete" in holes, if needed. A few residents offered to dig the holes. More benches may be donated by residents.

Proposal 2 was for surveying of the rows. Can be brought before the residents at the annual meeting. If all the rows can't be surveyed, can Ryan Terrance and Francis Road be surveyed?

Answer: Surveying needs to be a legal binding document. Two attorneys stated that surveying should be done on a need basis (ex. resident selling property). It doesn't always matter what a survey says, if owner has a document that doesn't agree with the survey, then they have to go to court which will entail large court fees. Can check with residents on each side of rows to see what they say and what paperwork they have.

What is the benefit of surveying? And what is the cost benefit?

More information is needed.

9. Calendar and tasks

We are on task. Signs are needed for handicap, etc.

L. Act on Remaining Items on Agenda---old business

Kathy Garvey spoke to fire department. Fire hydrants will be placed on ALD property probably in spring. Will reduce taxes. Carl Wool will check on this.

M. New Business--- Discussion and possible action

How ALD taxes are determined will be put on website soon.

We need a reconciliation on how our balance has increased over the last 5-6 years. What did we save on, etc.

Consider reducing taxes in next few years.

N. Prepare agenda for next meeting

Nothing else to add.

O.Adjournment

D. Martin made a motion to adjourn and Mark Paul seconded. All approved.

The meeting adjourned at 8:51 P.M.

Respectfully submitted by

Claire Lenti, Clerk

Amston Lake Tax District