

**AMSTON LAKE DISTRICT**  
**Annual Meeting Minutes**  
**May 16, 2015 7:00 P.M.**  
**ALA Clubhouse, 16 Wood Acres road, Amston, CT 06231**  
[www.amstonlake.org](http://www.amstonlake.org)

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

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

**B. Call to Order:**

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

Dave O'Brien gave an explanation of District meeting rules and regulations.

Also, the voting process was explained by Mark Paul.

**C. Introduction of Guests and Board:**

Guests included: Attorney Adam Cohen, Pullman &Comley, LLC  
State Trooper Mark Packer.

Senator Cathy Olsten was unable to attend.

Members of the board were introduced to the residents.

**D. Review of Lake Operations-Operational Business Model:**

A successful business has clear goals and objectives. We all want our lake to be clean and healthy. How does the district achieve these goals? There are several committees and facilitators (volunteer labor and paid 1099) that are in place. Each committee is responsible for security, main and duck pond dams, storm drains, lake health, boats and rafts, weeds and algae, communications, Lebanon private roads, and beach and ROW maintenance

See presentation on the website for a complete explanation of each committee and pending tasks.

Other district activities included purchase of the old firehouse property and Bass Lake Road property, boundaries on Spafford ROW, small claims legal matters, petitioning Hebron and Lebanon tax assessments, State of Connecticut Legal issue matters, and other legal/contractual matters.

Discussion followed on how to pay for pending tasks such as invasive plants, dredging, H-11 study and plan, duck pond repair, etc.

Suggestion: Have a resident special meeting in mid-August to discuss these issues including a proposed pavilion and ALA.

A review of the financials was discussed with an explanation of assets and liabilities using the April 30, 2015 monthly booklet.

Thank you to Dave Arnold for working with the boat inspections.

Thank you to Brett Harlow (BSA Construction) for all work completed around the lake.

The lake health summary for the previous 10 years included three Main Dam repairs, three nuisance weed treatments, three dredging projects, a vortech unit, plunge

pools, Lebanon sewers, By-Laws and Ordinances, boat inspection, prohibition of fireworks on district land, and increased security.

**E. Resident Questions and Answers:**

Paula Verrier , 97 Hillcrest Dr. Amston,CT

Thank you for all the hard work done on curbing spending. We appreciate it very much.

Ken Levoie, 501 DeepwoodDr, Lebanon,CT

What info do we have on the Duck Pond and the cost? Also, what is going to be done on the SE dredging project?

Comment: the dam part is fine with some leakage but the stone wall area, where the water exits, is supported by four pieces of metal which was built many years ago. These rails are rusting and large holes have formed below the wall which could result in a collapse. Water will filter through the area, sink holes could form, etc. The cost could be between \$50,000--\$100,000 to tear down and rebuild the walls. Quotes are needed for these repairs.

The engineering plans for the SE dredging project will be on the website. Last year's dredging project cost \$48,000, so quotes should be around \$45,000 for this project.

Brett Harlow, 403 Deepwood Drive, Lebanon,CT

The town of Lebanon needs to help out, they are slacking off. They don't keep the drains clean, etc. Certain areas need to be taken care of by the town and not ALD.

**F. Approval of May 17,2015 minutes:**

A motion was made by Jerry Horan to approve the 5-17-14 annual minutes.

Seconded by Bob Blackmore. All approved except 1 resident who was opposed and 10 residents who abstained.

**G. Treasurer's Report:**

A detailed fifteen year history of Amston Lake expenditures was reported with a handout given to each resident. Changing to an operational model has increased effectiveness and has been cost effective. We have been moving in a direction to self fund our operations. The tax collector has collected many delinquent taxes.

**H. Tax Collector's Report:**

Explanation of how ALD taxes and partial taxes are determined. The mill rates as of 5/16/15 (after approval of this year's budget) were Hebron—1.33 and Lebanon —3.22.

A resident can call the tax collector any time for personal tax questions.

See attached report. Report will be on the website.

Al Fichtel, 203 Deepwood Dr., Amston,CT

Are the tax delinquencies collected from the previous year or from the last fifteen years?

Comment: A statement is sent every month if a resident is delinquent for three years and owes more than \$1000. After a period of time, it goes to collection. We're getting about 90 % of the delinquent money owed over the past few years. At the moment, we have approximately 10% delinquent payments.

Paula Verrier, 97 Hillcrest Dr. Amston,CT

How much is on the grand list?

Answer: Hebron Taxable Revenue is \$46,403,870.0 and Lebanon is \$34,681,940.00 after adjustments.

Margaret Rosati, 115 Hillcrest Dr.Amston,CT

Can we get a copy of the tax collector's report?

Answer: It will be on the website.

**I. Elect Directors for ALD Board:**

Voting went very well.

Frank Hoisl , Branden Pellagano, Mike Gut, and Barbara Lederer have been elected to the Board of Directors.

**J. Elect officers for the ALD Board:**

From the nine directors on the board, the following were elected as officers.

Mark Paul--President

Frank Hoisl—Vice President

Ray DeCormier—Treasurer

Claire Lenti—Clerk

**K. Consider and Act upon the Proposed Budget for 2015-2016:**

Al Fichtel, 203 Deepwood Dr.Amston,CT

If the cost of insurance is \$4800, why budget \$9800? It seems too much.

Comment: Even though the cost of insurance has been lowered, we budgeted more as a small buffer. Our treasurer did an excellent job lowering the cost of the exact same policy that the District has used for the past 10+ years. The Board would like to review the insurance policy as the value of our lake and district owned lands might have increased in market value over the past decade. The board should consider raising the umbrella policy from the current \$1 Million dollars. A resident stated that her personal umbrella policy for her home and property is \$3 Million dollars. The District should consider evaluating our umbrella policy to make sure we are covered in the case of a lawsuit. Attorney Adam Cohen stated that if the district's umbrella policy is not sufficient, then the District's assets would be at risk. Dave O'Brien, president, agreed to review and discuss this with the Board.

Joyce Clark, 6 DeepwoodDr, Lebanon, CT

Is there a plan for maintenance after dredging? It was supposed to include maintenance but was not accomplished.

Comment: So far, there is use of barley straw and an H-11 study by an engineer.

Clara O'Brien, 56 Ames Rd, Amston,CT

Encourages the board to use the sinking funds. We need the surplus.

A resident stated that he was all for a surplus.

Ken Levoie, 501 DeepwoodDr, Lebanon,CT

When will the budget for security start?

Answer: the fiscal year begins July 1<sup>st</sup> and ends June 30<sup>th</sup>.

A question was asked as to what the Lebanon Road Budget was used for.

Answer: It is used for snowplowing and repair/maintenance.

Erika Lindeberg gave a brief explanation of what is needed to bring the Lebanon Roads to good repair.

A motion was made by Barbara Lederer to raise the Lebanon Road budget from \$34,000 to \$50,000. Seconded by Ken Levoie. The Lebanon residents voted to increase the road budget to \$50,000. The motion passed.

Al Fichtel made a motion to fund the budget from the General fund this year. Seconded by Bob Blackmore. Attorney Adam Cohen explained that in order to accept that motion a majority would have to vote for a zero budget this year.

The motion failed.

Barbara Lederer made a motion to accept a budget of \$173,250 which includes the \$50,000 for the Lebanon Roads. Seconded by Clara O'Brien. All residents approved with the exception of 7 residents who were opposed, and 1 resident who abstained. The motion passed.

**L. Consider and Act Upon Funding the 2015 Dredging projects from the General fund:**

Clara O'Brien made a motion to approve \$45,000 from the General Fund for the 2015 dredging project. Seconded by Lou Lenti. All residents approved except 1 resident who was opposed and 1 resident who abstained. The motion passed.

**M. Establish date for the 2016 District Annual Meeting:**

Drew Gibson made a motion for the 2016 annual meeting to be on Saturday, May 14, 2016. Seconded by Lou Lenti. All approved. The motion passed.

**N. Consider and Act Upon any business that comes before the District:**

Janet Garrett made a motion to take \$13,000 from the general fund for surveys of all the rights of way. Seconded by Lorraine Long.

Discussion followed. The motion was amended to "up to" \$13,000.

The motion failed.

**O. Adjournment:**

Drew Gibson made a motion to adjourn. Seconded by Clara O'Brien. All approved.  
The meeting adjourned at 11:14 P.M.

Respectfully submitted by  
Claire Lenti, Clerk  
Amston Lake District