

AMSTON LAKE DISTRICT

Board of Directors Regular Meeting

August 21, 2019 7:00 P.M.

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

www.amstonlake.org

A. Call to Order

The meeting was called to order at 7:09 P.M.

B. Roll Call of Officers and Directors

Present: F. Hoisl, B. Pelegano, L. Bowen, T. LaMontagne, B. Lederer, A. Fichtel, J. Greenfield.

C. Approval of Previous Meeting Minutes

B. Lederer moved to approve the July 17, 2019 meeting minutes, seconded by A. Fichtel and were unanimously approved as written.

D. Presentation of Correspondence

1. Resident asked about the status of the Hebron sewer project. F. Hoisl will contact WPCA chair Clara O'Brien for an update. 2. Complaint from resident about the odor and abuse of the porta-potties. F. Hoisl will follow up with the company. 3. A task list for the Beaches and ROWs was received. 4. Information received from former BOD president Dave O'Brien regarding past Lake Manager position. 5. Complaints received about security not checking passes. B. Pelegano called the company to correct. 6. Resident requested to have a baptism on Lollipop Beach. 7. Letter from a resident about the status of the NE Cove.

E. Old Business – Discussion and Possible Action

1. Ryan Terrace ROW: F. Hoisl presented the other directors with a spreadsheet showing an itemization of quotes received from two of the contractors that he met with and that were recommended by the Beaches and ROWs Committee. The spreadsheet also included estimates for additional costs to go along with the project – contractor oversight, relocating the boulders, preparation of a maintenance manual, and an estimate for the amount of material entering/exiting the site. He also discussed the \$4,215 in sunk costs (money already spent). He recommended that we not go forward with a stone dust path as there were concerns about installation, maintenance, erosion, and hitting ledge and roots when digging, as well as the added expense. He believes that there will be increased space at the ROW and hopes that people will have consideration for others to allow them to get their boats into the water. He recommended that we move forward with contractor #1, and that we round the amount appropriated up to \$25,000 to allow for contingencies. Contractor #1 estimated the work will take approximately 10 to 14 days. F. Hoisl feels that the project has been vetted and is worthy of being considered by the entire District at a Special Meeting.

B. Pelegano moved to bring the proposal for the repair and redesign of Ryan Terrace ROW, at a total cost, including sunk costs, not to exceed \$25,000, to a

vote at a Special District meeting on September 7. The repair and redesign, to be completed prior to May 15, 2020, would include adding two curtain drains; grading and seeding the site between the areas of non-disturbance as defined by the engineer; removing the stairs closest to the water; removing off-site six of the 25 previously-placed boulders closest to the water and moving 15 of said boulders elsewhere on the property; and filling in and seeding the upper half of the sandy area. Further, to add the method of funding the Ryan Terrace project, if approved, to the Special Meeting. Funding of the entire project, including sunk costs, to come from the Special Projects Fund, while transferring said sunk costs (\$4,215) back into the General Fund. J. Greenfield seconded. B. Lederer questioned the reasoning for adding the money already spent to the total project cost and discussion ensued. The possibility of hitting ledge in that area was also discussed. It was recommended that the contractor start with the part of the project that involved digging to see if they hit ledge.

B. Pelegano amended his motion: To bring the proposal for the repair and redesign of the Ryan Terrace ROW, at an additional cost not to exceed \$20,000 to a vote at a Special District meeting on September 7. The repair and redesign, to be completed prior to May 15, 2020, would include adding two curtain drains; grading and seeding the site between the areas of non-disturbance as defined by the engineer; removing the stairs closest to the water; removing off-site six of the 25 previously-placed boulders closest to the water and moving 15 of said boulders elsewhere on the property; and filling in and seeding the upper half of the sandy area; with a contingency that should the contractor hit ledge or other obstructions that would materially alter the work as contracted, that we revisit or alter the design to stay within approved costs or rescind contract; and if approved, funding of the entire project, including sunk costs, will come from the Special Projects Fund. Said sunk costs (\$4,215) will be transferred back into the General Fund. B. Lederer seconded. Five directors voted yes, one voted no. Motion carried and vote will be by paper ballot at a Special District meeting on Saturday, September 7 at the ALA clubhouse. Doors will open for check-in at 9, meeting will begin at 9:30, with the vote taken no later than 10:30. An email blast will go out to the residents and information about the project will be put on the website.

F. Task List and Action Items

B. Lederer went over the outstanding items for July, August and September.

G. Recognition of Guests, Residents, and Property Owners

Marge Nichols, 18 Spafford Drive, Lebanon

Wanted to know if the BOD was planning on having the engineer that developed the plan for the Ryan Terrace ROW come to the Special Meeting to explain the proposal.

F. Hoisl stated that all the work to prepare the proposal has been done and it would be an additional cost to have him attend.

Carl Wool, 182 Deepwood Drive, Hebron

He presented some contracts for repairs to District property to B. Pelegano & J.

Greenfield to review and approve. He'd like to build relationships with a small group of contractors to do the ongoing work.

Pat Arnestad, 13 Woodland Drive, Lebanon

She is concerned about the management of Lollipop Beach and says the condition has gone downhill in the four years she's been here. She referenced grass growing in the sand, a "widowmaker" hanging over the bench on the beach, and a black corrugated pipe sticking out. She told the security guard that he couldn't just sit in his car all day, and that he needed to get out of his car and check passes. She also stated that there was a baptism on the beach recently – they might have had permission, but they brought 50 people to the beach.

Terry Nixon, 7 Woodland Drive, Lebanon

She is also concerned about the condition of Lollipop. She stated that someone had taken her kayak out and broken the seats. There are shards of fencing lying on the ground that are a danger to walk on. Main Beach seems to be much better cared for.

Christine McAllister, 18 Woodland Drive, Lebanon

She stated that she had a guest with her at Lollipop and was embarrassed at the condition – there are weeds in the sand and the black pipe is a trip hazard.

B. Pelegano responded to these comments by saying that although we've had ongoing problems with security, he reminded the residents that they cannot tell guards what to do, as it voids our contract. Whenever there has been a complaint, he's contacted the company and they've addressed it. We've had fewer complaints with this company than we've had in the past, but unfortunately things are not perfect. Security is supposed to be checking passes. If you see problems continue, let us know. Regarding the conditions at Lollipop, J. Greenfield and B. Pelegano just took over Beaches and ROWs and they are working to establish what needs to be done on an annual basis. He urged those who spoke earlier to join the Beaches and ROWs Committee. B. Lederer said the next meeting is at 6:30 on Sept 12.

Maureen Dagon, 144 Deepwood Drive, Hebron

Regarding the previous residents' remarks, she stated that without sand being added to Lollipop, rocks and weeds are cropping up. She thanked the Beaches and ROWs Committee for their work on the Ryan Terrace project and also thanked B. Pelegano and J. Greenfield for agreeing to take over as chairs of the committee.

Jeff Arpin, 225 Deepwood Drive, Hebron

During the discussion about the Ryan Terrace ROW, he heard it said that although the contractor offered to lime and fertilize the area, we would not be doing that. Jeff stated that it might be prudent to do an inexpensive soil test, because adding lime wouldn't hurt the lake, and it might help to get the soil to the point where the grass would grow. He suggested possibly adding a slow-release fertilizer.

H. Receive President's Report

F. Hoisl opted to forgo his report in order to move the meeting along. Based on the earlier discussion and comments from the residents he's noticing that everyone seems to have the lake as a priority. He urged those in the audience to stay vigilant and let us know what you see.

I. Receive Treasurer's and Tax Collector's Reports

A. Connor was not at the meeting but her report, as well as the Tax Collector's report, has been posted to the website.

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

1. Lake Health: 1. F. Hoisl reported that the committee did not meet last month but that the long-standing issue of the NE Cove will be at the top of agenda for the next meeting. The question of removing the Phragmites in that area, either chemically or mechanically, remains. There are issues with different herbicides and chemicals and the short- and long-term risks of using them. He implores the Lake Health Committee to weigh all their options without resorting to chemicals. Aquatic Ecosystem Research (AER) has said that if the District does decide to spray, we will need to use a company that is certified. F. Hoisl stressed that we need to ensure that what we're doing is the right thing and that we're aware of the consequences. 2. B. Pelegano asked if the committee had contacted AER about their ability to get historical aerial views of the lake. F. Hoisl will follow up. 3. A. Fichtel reported that it appears that the entire waterfront at 30 Deepwood Drive, Lebanon has been sprayed with an herbicide, as well as the cattails in the water. He will attempt to contact the homeowner in person, before writing a letter.
2. Beaches and ROWs: B. Pelegano and J. Greenfield stated that they had nothing to add to what had already been discussed earlier in the meeting.
3. Security, Boats: 1. B. Pelegano reported that the boat from Main beach has finally been removed! The new owner reimbursed the District for the removal costs that were incurred last fall.
4. Signs: T. LaMontagne stated that he had written up a charter for the committee and would discuss it with F. Hoisl. F. Hoisl suggested that T. LaMontagne contact former committee chair Nancy Nurge to see what she had been working on and that we need to keep a library of signs. T. LaMontagne will order the signs for the Special District meeting and have them in place next week. The discussion turned back to a need for better security. B. Pelegano is reaching out to off-duty police as possible hires for security. C. Wool stated that he used to place a form letter on cars without tags and felt it was very effective.

K. New Business - Discussion and Possible Action

No new business.

L. Prepare Agenda for Next Meeting

Nothing to add at this time.

M. Adjournment

A. Fichtel moved to adjourn the meeting at 9:31 p.m., seconded by T. LaMontagne, and the motion was 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.