

AMSTON LAKE DISTRICT

Board of Directors Regular Meeting Minutes

May 20, 2020

7:00 P.M.

Remote meeting via Zoom and phone

www.amstonlake.org

A. Call to Order

The meeting was called to order at 7:08 p.m.

B. Roll Call of Officers and Directors

Present: F. Hoisl, B. Pelegano, A. Connor, L. Bowen, A. Stec, J. Greenfield, A. Fichtel, T. LaMontagne. P. Arnestad.

C. Approval of Previous Meeting Minutes

Motion to approve the minutes from the April 15, 2020 meeting (Connor/Fichtel), approved by 7 BOD members, B. Pelegano abstained, and the motion passed.

D. Presentation of Correspondence

1. F. Hoisl received a question about an abandoned car on the Berglund property – he will contact the Hebron police. 2. He also received an email wondering when the porta-potties will be installed – A. Fichtel said they will be delivered by end of day Friday. 3. A. Connor received a letter from the town of Hebron about a diseased Ash tree on Oakland ROW. The tree company that F. Hoisl called to remove it has a daily rate, so we will also remove some widow-makers at a few other ROWs. 4. T. LaMontagne got an email from a resident wondering what to do about non-residents putting their boats in at Spafford ROW – the ALD will be installing “No Parking” signs there. 5. A. Fichtel reported that a boat was trailered into the Meadowbrook ROW and then the boat owners (who are renters) left their truck blocking the ROW. We need to make sure that homeowners with tenants ensure that their tenants are following ALD rules.

E. Recognition of Guests, Residents, and Property Owners

Jeff Arpin, 225 Deepwood Drive, Hebron. 1. He has some documents regarding lake health and will contact L. Bowen to put them on the website. 2. As a member of the Lake Health Committee, he requests that other committees put their minutes on the website as well so that everyone can get a quick summary of what other committees are doing.

Dave Bareiss, 151 Deepwood Drive, Lebanon. He stated that the location for the new boat rack at Ryan Terrace was not specified to the contractor and he and a group of neighbors gave their opinion to the contractor on where to put it. He's hoping the issue can be resolved and said now they all know that they are not to do anything on the ROWs without going through the approval process.

B. Pelegano responded that the contractor's price did include installation in a specific location, but the contractor was contacted by a resident who told him that she preferred the rack in a different location. He said that residents should not assume that decisions have not been made without reaching out to the chair of the committee, who is always a BOD member.

Margery Nichols, 18 Spafford Drive, Lebanon. She stated that Maureen Dagon called to ask her where she wanted the boat rack installed. She asked several other residents to come and help her pick a spot while the contractor was there.

John Matra, 265 Deepwood Drive, Hebron. He reported on some comments that he is seeing on the ALA Facebook page: people are reporting seeing non-residents on the beaches and ROWs and wondering when security will be starting; there have been some comments about the lack of social distancing; and lastly, there still seems to be some confusion about the process for the boat passes this year.

F. Old Business – Discussion and Possible Action

A. Fichtel asked if we had plans to investigate what approvals are in place for the property on the southeast corner of Cove Road and Deepwood Drive, Lebanon, as they are continuing to disturb what appears to be a wetlands area. F. Hoisl will contact the town to see if the proper permits are in place.

G. Task List and Action Items

F. Hoisl went over the task list items for May and June.

H. Receive President's Report

F. Hoisl reported that the BOD is doing everything they can to continue to run the District while following all the Governor's Executive Orders. He checks in frequently with our District's attorney to make sure that we're in compliance and limiting any liability to the District. Attorney Cohen said we can cancel the annual meeting without rescheduling, as we will be passing the budget tonight and electing new directors and officers at a meeting in June.

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

1. A. Connor briefly went over the April financials, which have been posted to the website. 2. She reported that the proposed budget had been posted to the website, showing very few changes from the current year. The BOD waited for the April books to be closed and then decided to apply reserves to the proposed budget as we did in the current year. The budgets to be voted on tonight will use \$40,000 of reserves against the General Fund budget and \$10,000 of reserves against the Lebanon Roads budget. F. Hoisl explained that only the BOD will vote on whether or not to adopt the budget, rather than the entire District as is usually done, in accordance with one of the Governor's Executive Orders. 3. The Tax Collector's report is also on the website. E. Curtin went over the two tax programs that the BOD adopted and were spelled out at last month's meeting. She also said the District is planning on making online tax payments available to the residents by July 1. 3. A. Connor reported that the insurance premium renewal went from \$8416 last year to \$8903 this year. She contacted a second agent for comparison purposes but the agent was unable to find another carrier willing to insure the District.

J. Presentation and Adoption of FY 2020-2021 General Fund Budget

L. Bowen read an email from a resident regarding the budget proposal on the website: Louis Palshaw, 17 St. Ronan Rd, Hebron: I find the proposed budget document totally inadequate as it fails to show actual spending for each line item. There is no way to judge if proposed spending reflect actual spending. Most budget proposal documents I

see show actual spending along with the proposed spending along with notes as to why decisions for increases or decreases were made. Additionally budgets should also include expected income amounts and sources.

Motion to approve the FY 2020-2021 General Fund budget in the amount of \$124,700 (A. Connor/T. LaMontagne). Discussion ensued and the motion was unanimously approved.

K. Presentation and Adoption of FY 2020-2021 Lebanon Roads Budget

Motion to approve the Lebanon Roads budget for the 2020-2021 fiscal year in the amount of \$35,000 (A. Stec/A. Connor). Motion unanimously approved.

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

1. Lake Health: 1. F. Hoisl went over a report from committee member Jeff Arpin: 12 tubes of barley straw have been installed in the lake. Stormwater testing was done in April – Aquatic Environmental Research (AER) provided a report comparing last year's results with this year, showing that some areas have increased levels of phosphorous. We are also waiting for lab results from deepwater testing. Lake level monitoring equipment will be installed soon. The remaining 13 Lebanon properties required to connect to the sewers by May 31 have been given a 90-day extension due to Covid-19. The April meeting for the town of Lebanon that was to include discussion of the road drainage at the corner of Manion Lane and Deepwood Drive has been rescheduled to June. The Lollipop detention basin design has been completed with the next step being to get pricing for construction. 2. A. Fichtel reported that a sample and pictures of a recently-discovered weed has been sent to DEEP, a grad student at UConn and AER. It's reportedly a difficult weed to identify.
2. Beaches and ROWs: 1. B. Pelegano reported that a boat rack was installed at Ryan Terrace ROW, and one is under construction for Cove ROW. 2. BASE Construction removed the black drainage pipe and regraded the area at Lollipop beach. Committee member Teri Nixon is working on more of a long-term design for re-installing the drainage pipe. 3. Contractor Jeff Hatch will be removing erosion control measures at Ryan Terrace ROW, but is concerned that there is still a spongy area above the sand. F. Hoisl has called the original contractor to also find out if/when the netting holding the grass will be removed. 4. B. Pelegano is concerned about the work that a group of residents paid BASE Construction to do at Ryan Terrace ROW down near the water. It was supposed to be left undisturbed and at this point it needs to be stabilized. Discussion ensued. F. Hoisl said the residents showed a disregard for procedure – there was a plan approved and an area to be left undisturbed for a reason. He is troubled that some residents are putting the District at risk by hiring contractors to do work on District-owned land and encouraged residents to read the ordinances. F. Hoisl stated that the BOD needs to further discuss what is to be done.
3. Security, Boats: 1. B. Pelegano reported that Arrow Security has made assurances that they have hired new people and increased their training. They

are more cost-effective than the other company being considered. Security will start Saturday of Memorial Day weekend and the company will provide sanitizer and face masks for the guards. The guards will be covering the beaches and circling the lake periodically to check the ROWs. The ALD will most likely be purchasing chairs and umbrellas so that the guards don't need to remain in their cars. B. Pelegano also suggested possibly having the guards lock the gates at night, saving money on the person who normally does this task. Guards will have a map of the District, a copy of ALD rules, and a copy of residents' pass numbers. If residents have problems they are not to contact the guards directly, they should contact P. Arnestad, who will contact the company. Motion to approve the security contract with Arrow Security for FY 2020-21 (B. Pelegano/L. Bowen), motion unanimously approved.

4. Lebanon Roads: A. Stec reported that we are planning on crowning the roads that need it most, which will exhaust the budget for the current year.
5. Signs: 1. T. LaMontagne reported that he received pricing from several vendors for 24"X36" rules and regulations signs on metal u-channel posts. The cost from the vendor he recommends is \$2169.54 for 12 signs installed. Discussion ensued about placement. A. Connor recommended that the ALD pay for them using some of the contingency money ("other lake expenses") in the current budget. Motion to accept T. LaMontagne's proposal as presented and pay for it out of the contingency money (A. Fichtel/B. Pelegano), motion unanimously approved. 2. T. LaMontagne would also like to look into having one of the old wooden signs (the one closest to the road at Lollipop) removed – it's in disrepair and has some rules on it that are out of date. 3. P. Arnestad thinks our parking lots need to have some kind of sign at the entrance to the lots so that people know the lots are for residents only. Frank will look into putting the red "no parking signs" there.
6. Communications: 1. L. Bowen had nothing additional to report.

M. New Business - Discussion and Possible Action

F. Hoisl reported that there will be four positions open on the BOD at the end of June. There will be three 3-year terms available, and one 1-year term. Two of the directors whose terms are ending are interested in staying on. Discussion ensued about how to handle the process with respect to the Governor's latest Executive Order and guidance we've received from our District attorney Adam Cohen. It was agreed that a meeting for the sole purpose of nominating Directors will be held on Tuesday, June 9 at 7 PM, and a meeting for electing the Directors and Officers will be on Saturday, June 27 at 10 AM.

N. Prepare Agenda for Next Meeting

Nothing to add at this time.

O. Adjournment

Motion to adjourn (A. Connor, T. LaMontagne) passed unanimously at 9:54 PM.

Respectfully submitted by,
Liz Bowen, Clerk
Amston Lake District

Please refer to subsequent meeting minutes for approval of these minutes and any corrections hereto.