

AMSTON LAKE DISTRICT

Board of Directors Regular Meeting Minutes

December 16, 2020 7:00 P.M.

Remote meeting via Zoom

www.amstonlake.org

A. Call to Order

The meeting was called to order at 7:02 p.m.

B. Roll Call of Officers and Directors

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

C. Approval of Previous Meeting Minutes

Motion to approve the minutes from the November 18, 2020 meeting (J. Greenfield/ B. Ryan). B. Pelegano and T. Nixon abstained, 5 directors approved and the minutes were approved.

D. Presentation of Correspondence

1. A. Connor received correspondence from the Hartford Superior court and forwarded to F. Hoisl. 2. A. Fichtel corresponded with several residents regarding their boats, which he will discuss under the committee part of the agenda. 3. L. Bowen received an email from a resident asking who the snow contractor is and if there was a bidding process, as well as an email informing us that there was a tree down on Park Rd. 4. B. Pelegano was contacted by a resident who indicated there was some erosion in front of his driveway at 80 Park Road, so he sent our road contractor to take a look. 5. ALD attorney Adam Cohen emailed B. Pelegano regarding the steps a resident would need to take to connect to the water or sewer in our Lebanon private roads. Per our ordinances, they would need to come before the BOD to seek permission and also get permission from the WPCA and/or water company. 6. Attorney Cohen also answered a question regarding if a self-contained camping trailer could be parked on land that they owned in the District could be considered a vacation home. There is nothing in state law or our ordinances that would prohibit this. 7. B. Pelegano replied to the resident that asked who our snow removal contractor is and stated that our contract that was signed with them last year can be renewed for three years if the price does not change, so that is what we did. 8. F. Hoisl received comments from a few residents in response to the email blast regarding the Lebanon Plan of Conservation and Development. He combined the resident comments with those of the Lake Health Committee and sent a letter to Lebanon Town Planner Phil Chester. He will follow up with Mr. Chester to see what the next steps are.

E. Old Business – Discussion and Possible Action

Tree management plan: J. Greenfield gave arborist Todd Cohen a list of specific ALD properties so that he could develop a detailed proposal. Mr. Cohen has worked at several condo complexes in the area and often does work for Imagineers, a large property management company. After he receives the proposal, J. Greenfield will contact several other companies for competitive bids.

F. Task List and Action Items

1. F. Hoisl went over the task list, which is now posted to the website, as is the 2021 BOD meeting schedule. The tax bills to residents will be going out in January, and 1099's will be sent to ALD vendors. 2. He emailed the directors some rules from Robert's Rules of Order to help clarify the roles of committees and asked the directors to look them over. He would like to publish some of the rules for the use of future boards.

G. Recognition of Guests, Residents, and Property Owners

Jeff Arpin, 225 Deepwood Dr, Hebron. 1. At the Lebanon WPCA meeting scheduled for December 17 it is expected that all the remaining permits (eight properties) for ALD septic systems would be received, with hookups completed by the end of April, 2021. 2. He is teaching himself how to use Wordpress so that he can assist L. Bowen with the website. 3. The lake level sensor that collects lake data was accidentally disabled but is working again.

H. Receive President's Report

F. Hoisl thanked the BOD members for getting the District through the last eight months and is looking forward to the time when we can hold in-person meetings again. On a personal note, he will be retiring from work at the end of the year and hopes to have more time to devote to ALD business.

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

1. A. Connor reported that both the Treasurer's and Tax Collector's reports have been posted to the website. 2. E. Curtin posted a payment that the bank didn't report until December 1, so the two reports are slightly off, which is not unusual. 3. November was a slow month, but we seem to be on track for spending at this point in our fiscal year. 4. She reminded everyone that taxes are due January 1.

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

1. Lake Health: 1. The committee is working on coordinating another meeting with the town of Lebanon regarding Manion Lane. 2. The Dam Emergency Plan (for the main dam) was reviewed and it was noticed that the local contact for emergencies is no longer on the BOD – F. Hoisl asked that another director who lives locally be named. 3. The lake is full again – only one inch below maximum height. They've removed the grate in front of the weir boards to possibly help get the lake down to where it needs to be. 4. Stormwater and deepwater testing has been completed for 2020. Committee member Joyce Clark asked the town of Lebanon if they could do some testing of Lollipop beach, like Chatham Health does at Main beach on the Hebron side. 5. The committee is reviewing the draft of the aquatic plant management program from AER. 6. F. Hoisl gave kudos to the committee members that have been dogging the town of Lebanon about getting the remaining properties hooked up to the sewers.
2. Beaches and ROWs: 1. T. Nixon reported that the committee did not meet in December but will soon have a report on next year's plans. 2. Discussion ensued about the timing of when committee minutes should be posted and it was agreed that they should be posted to the website prior to final approval which is typically done at a subsequent meeting. A footnote can be added to the minutes stating

that they are not yet approved as is done with the BOD meeting minutes. T. Nixon wanted it noted that she did not feel comfortable with this practice. 3. She wanted to clarify that the issue with the board at Cove ROW is not whether it's doing its job, but that it's a tripping hazard. 4. T. Nixon asked what the process is for getting additional contractors and if the ALD had a list somewhere. A. Connor answered that past efforts in that regard were unsuccessful. Some do not want to disclose their tax ID or are uninsured. She suggested using social media, an ad in the paper or an email blast. 5. The committee will be meeting on the second Wednesdays of the month for 2021. 6. T. Nixon asked the stewards to take a look at all the ROWs. 7. A. Fichtel asked who the steward for Meadowbrook is and T. Nixon replied that she believed it was Kathy Garvie. 8. The committee bought ten tarps for use with leaf raking at the end of the season.

3. Security, Boats: 1. A. Fichtel has started looking into the idea of a gate system, as an alternative or in addition to a security company. 2. He wants to make it clear to the residents that they cannot store their boats on ALD properties without a sticker. Next season he wants to work with the stewards to immediately remove non-stickered boats, as is allowed per our bylaws, in an effort to avoid all the boats that have to be removed at one time in the fall. L. Bowen asked if the red "warning" stickers were helpful, and he replied that they were more effective for parked cars than the boats. 3. He reported that the catamaran/pontoon boat that had been stored at Lollipop was moved toward a neighboring property and F. Hoisl said he recalled that the boat owner had an agreement with that neighbor to store it there. 4. The orange boat has been removed from Lollipop beach by the ALD. 5. A. Connor asked which director was responsible for working with dockmaster Dave Arnold to finalize the dock rental agreement. F. Hoisl agreed to clarify.
4. Lebanon Roads: 1. B. Pelegano reported that the bill for the first big snowfall happening tonight will be coming soon. 2. B. Ryan asked if we had solicited three quotes for the snow contract. B. Pelegano reiterated that the contract we signed last year allowed us to renew for three years if the price was held.

K. New Business - Discussion and Possible Action

F. Hoisl said that a few months ago, it was brought to the attention of the Lake Health Committee that a resident had placed a benthic mat in the lake at their waterfront, without notifying the board. The owners admitted to installing the mat and subsequently sent a letter to the board, outlining their reasons for installing it. F. Hoisl will ask the Lake Health committee, with the assistance of Aquatic Ecosystem Research (AER), to do further investigation on the pros and cons of these mats and if they could be incorporated in the future. A. Fichtel said there are two issues to discuss – the first being whether or not the owners violated an ALD ordinance by putting something in the lake without coming before the BOD, which is the same ordinance that they violated two years ago. After that has been decided, we can move on to whether the BOD thinks that benthic barriers are a good idea for the lake. F. Hoisl would like the directors to review the ALD ordinances for the January meeting and discuss what the next steps should be regarding this activity. A. Connor asked if there are other areas in the lake where these mats are being used. L. Bowen stated that there is at least one other mat of some sort in the water northeast of the Lollipop

parking lot.

L. Prepare Agenda for Next Meeting

Add discussion of what the next steps should be regarding the aforementioned activity of the resident placing the mat in the lake.

M. Adjournment

Motion to adjourn (B. Pelegano/J. Greenfield) passed unanimously at 8:19 p.m.

Respectfully submitted by,
Liz Bowen, Clerk
Amston Lake District

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