

# AMSTON LAKE DISTRICT Annual Meeting Minutes

May 22, 2021 10:00 A.M. Via Zoom  
[www.amstonlake.org](http://www.amstonlake.org)

## A. Call to Order:

The meeting was called to order at 10:02 A.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. Absent: B. Ryan.

The meeting included a slide presentation, which is available on the website.

## C. Introduction of Board of Directors:

President F. Hoisl introduced the current directors and thanked them for serving on the board.

## D. Review of Lake Operations and Committees:

F. Hoisl reviewed the slides, highlighting some of the accomplishments of the board over the past year. He also thanked the large number of residents that volunteer their time throughout the year and encouraged other residents to contact a board member if interested in volunteering.

He recognized the members of the Lake Health and Beaches & ROWs Committees and highlighted the work they did over the past year as shown on the accompanying slides.

Barbara Lederer, 458 Deepwood Drive, Lebanon:

**Q:** She's noticed significant algae growth in the southeast and southwest coves already this season, and wondered if the Lake Health Committee has looked at it and if there's a plan. **A:** A. Fichtel has noticed it but feels that it's not a major concern, as it's already starting to dissipate from the amount of growth that was present several weeks ago. However, he will continue to monitor it.

## E. Approval of Past Meeting Minutes:

L. Bowen explained the reason for having to approve several sets of minutes – they can only be approved by the body that was in attendance at the particular meeting – and with meetings being held by Zoom last year, she missed having several sets of minutes approved by the District.

Motion to approve the May 18, 2019 Annual meeting minutes (B. Pelegano/J. Greenfield) was approved without objection.

Motion to approve the September 7, 2019 Special meeting minutes regarding Ryan Terrace ROW with an amendment proposed at the September 18, 2019 BOD meeting by M.Dagon to say that “the Beaches & ROWs Committee & the BOD” spent countless

hours on coming up with a plan for this ROW instead of that “she” spent countless hours (B. Pelegano/A. Connor). Motion approved without objection.

Motion to approve the June 9, 2020 Special Nominations meeting minutes (B. Pelegano/J. Greenfield) was approved without objection.

Motion to approve the June 27, 2020 Special Elections meeting minutes (B. Pelegano/A. Fichtel) was approved without objection.

**F. Consider and Act Upon Revision to ALD ordinance 2008.5(f):**

F. Hoisl explained that a group of residents had recently petitioned the board with the intention of prohibiting smoking on District properties. The board ultimately decided that since it was so close to the annual meeting, the topic would be added to the agenda for the residents to vote on.

Motion to approve changing ordinance 2008.5(f) from “Smoking is prohibited on any District properties during conditions which might present a fire hazard” to “Smoking is prohibited on any District properties.” (B. Pelegano/L. Bowen). There was no discussion. 82% yes, 18% no. Motion approved and will take effect 15 days after publication of the ordinance change in the newspaper.

**G. Election of ALD Board of Directors:**

The District’s board had three 3-year terms open to be filled effective July 1.

Two of the current directors, whose terms were up, ran unopposed and were re-elected without objection.

- Brandon Pelegano, 276 Deepwood Drive, Lebanon, 3-year term
- Jeff Greenfield, 260 Deepwood Drive, Amston, 3-year term

There were no other nominations.

**H. Election of ALD Board Officers:**

Motion to re-elect the current slate of officers to their same positions, beginning July 1 (A. Fichtel/J. Greenfield). The following directors were elected without objection as the BOD officers for 2021-2022:

- Frank Hoisl, President
- Brandon Pelegano, Vice President
- Anita Connor, Treasurer
- Liz Bowen, Clerk

**I. Tax Collector and Treasurer's Report:**

A. Connor presented the District’s finances as of April 30, 2021 and reminded everyone that the financial reports and Tax Collector’s reports are posted to the website each month and welcomed questions at any time. The ALD is close to meeting its revenue goal for the year. With two months remaining in the fiscal year, it is

underspent, mostly in the areas of lake health and repairs & maintenance. The General Fund will likely end up with a \$60,000 surplus, including the Special Projects money that was consolidated with the General Fund earlier in the year.

She reported that 97.8% of current year taxes have been collected, but only 28.7% of back taxes. Last year at this time there were 121 delinquent accounts – this year there are 159. She speculated that it could be due to COVID, but also said that with so many houses changing hands this past year, new owners often don't realize that the ALD taxes are separate from the town taxes, and they get overlooked. Eight delinquent accounts have been sent to collections.

Eileen Curtin, ALD Tax Collector, 11 Woodland Drive, Lebanon:

She reported that Adam Cohen, the attorney for the ALD, has started a payment plan for one delinquent account that owes almost \$20,000. The Notice of Intent to Lien will be going out in the beginning of June, and that usually motivates people to pay their overdue taxes. She gave kudos to the board for offering the tax extension, as well as the lowered interest rate, during COVID, although very few people took advantage of it. Lastly, she pointed out that the board began offering online tax payments for the first time in 2020.

Lisa Salerno, 10 Turner Road, Hebron:

**Q:** She noticed on the operating results that we've only spent about \$20,000 for security and that seems lower than usual. **A:** A. Connor responded that there were many rainy days last summer and L. Bowen pointed out that we still have two months to go before the end of the fiscal year – our pass checkers and other security efforts will be starting up soon. A. Connor said she doesn't believe we'll be too far underspent by the end of the fiscal year in June.

Karen Patterson, 113 Deepwood Drive, Hebron:

**Q:** What is the purpose of a plunge pool and where might it be installed? **A:** F. Hoisl responded that the lake is the low point and everything in the watershed drains into it. A plunge pool is basically a hole in the ground for water to pool into, thereby filtering the water before it passes into the lake – as opposed to a storm drain, which carries stormwater directly into the lake. The Lake Health committee checks water testing data for high phosphorous content or other water quality issues to see if plunge pools need to be created or improved.

A. Connor then presented the proposed spending plans and budgets. The total spending plan is an increase of \$10,105 over the current year. The reason for the increase is due in part to the projects that are planned – including the plunge pools and tree management plan. We're intending to collect \$149,700 of tax revenue (funded equally by Hebron and Lebanon residents) for our General Fund expenses and propose using \$25,105 of surplus. More of the surplus could be used, but the board decided to take a more prudent approach in order to avoid a much larger tax increase in the future.

The Lebanon Roads Fund was underspent mainly due to having a mild winter. The spending plan for next year is \$40,000, and it is being proposed to use \$20,000 of our \$26,000 surplus to fund it, which will lower the taxes for Lebanon residents.

A. Connor estimated that if these proposed budgets are approved, the mill rate for Hebron will be 1.63 (General Fund only), and the mill rate for Lebanon will be 2.0 (General Fund) plus .54 for the Lebanon roads.

Barbara Lederer, 458 Deepwood Drive, Lebanon:

**Q:** Regarding security, they live next to a ROW, and very often see people and boats that might not be residents. She stated that in the past, security has monitored the ROWs as well as the beaches, and wonders if that will be the case this year. **A:** F. Hoisl said that the majority of the concerns last year were at the beaches so that will be the main focus, although there will be people monitoring parking tags and boat stickers. This will be the first year for this program, and the BOD will be sending email blasts to encourage compliance among the residents – expecting that each year will get better and better.

**J. Consider and Act Upon Proposed Budgets for FY 2020-2021:**

Motion to approve the 2021-2022 General Fund spending plan of \$174,805 of which \$149,700 will be paid by new tax revenue and the balance of \$25,105 will be paid using prior years' accumulated surpluses (E. Curtin/A. Fichtel) was approved without objection.

Motion to approve the 2021-2022 Lebanon Roads spending plan of \$40,000 of which \$20,000 will be paid by new tax revenues and the balance of \$20,000 will be paid using prior years' accumulated surpluses (B. Pelegano/T. LaMontagne) was approved without objection.

**K. Establish Date for 2022 District Annual Meeting:**

Motion to hold the 2022 Annual Meeting on May 21, 2022 at 10 A.M. at a location to be determined (B. Pelegano/L. Bowen). Motion approved without objection.

**L. Adjournment:**

Motion to adjourn the meeting at 11:49 A.M. (J. Greenfield/B. Pelegano) was approved without objection.

Respectfully submitted by  
Liz Bowen, Clerk  
Amston Lake District

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