

AMSTON LAKE DISTRICT

Board of Directors Regular Meeting Minutes

February 16, 2022 7:00 P.M.

Remote meeting via Zoom

www.amstonlake.org

A. Call to Order

The meeting was called to order at 7:00 p.m.

B. Roll Call of Officers and Directors

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

Motion to add an Executive Session to the agenda after agenda item K to discuss a contractor issue (A. Connor/J. Greenfield), motion unanimously approved.

C. Approval of Previous Meeting Minutes

Motion to approve the minutes from the January 19, 2022 meeting (A. Fichtel/T. LaMontagne), five directors approved, one abstained, motion passed.

D. Presentation of Correspondence

A. Connor: She was copied on an email from someone trying to get in touch with the ALD tax collector in an effort to get a tax lien released. From the Tax Collector's report, it appears that the issue has been resolved. **F. Hoisl:** He received an email from J. Matra, president of the ALA, saying the clubhouse door lock codes will be reset for 2022, and to contact him if a board member needs a code.

E. Old Business – Discussion and Possible Action

1. Tree Management: J. Greenfield reported that he will meet with the tree contractor this weekend to get a formal quote for removing the two ash trees and leaving the wood on the ALD-owned property between 355 and 365 Deepwood Drive in Lebanon. The trees at Cove ROW are slated to be removed before April 1, when boats are allowed back on the racks.
2. Lake Manager: K. Patterson went over a brief PowerPoint presentation, explaining the duties and qualifications for the proposed District Manager position. The expectation is that the manager would improve communication between the board and the residents as well as be a point person for the contractors that ALD hires. Expected budget initially would be approximately \$15,000, including \$12,000 for 480 hours of work, plus costs associated with payroll. Discussion ensued. F. Hoisl, A. Connor and L. Bowen will put together a plan to communicate this to the residents, and to schedule time for a Q&A, with the hopes of voting on the position at the annual meeting.

F. Task List and Action Items

1. F. Hoisl reminded all the directors to submit their initial budgets for fiscal year 2022-23 to A. Connor by the end of February in preparation for the annual meeting in May.
2. He directed T. Nixon to move forward with the grass-cutting contract.
3. He asked everyone to send articles for the newsletter to L. Bowen by the beginning of April. Discussion ensued about where and when to distribute the newsletters.

G. Recognition of Guests, Residents, and Property Owners

Maureen Dagon, 144 Deepwood Drive, Hebron. She believes the position of lake manager is very much needed but thinks the proposed hours for the position are too few. She would like to meet with K. Patterson to discuss more details about the position.

H. Receive President's Report

F. Hoisl ceded his time so that there would be time at the end of the meeting for the executive session.

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

1. A. Connor reported that the Tax Collector's report has been posted to the website, but because she just received the batch reports, she was not able to complete the January financials in time for the meeting. They will be posted within a few days. 2. The ALD collected \$15,900 in revenue last month but had very few expenditures apart from snow removal (\$7300 for snow, \$1100 for sand) and an invoice that was just received from engineer J. Polulech for work done from June 2021 through last month.

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

1. Lake Health: F. Hoisl reminded everyone to review the committee minutes that are posted on the website. 1. The committee is trying to work with the town of Lebanon with regards to the American Rescue Plan Act (ARPA) funding. A. Fichtel has been in contact with Hebron Town Manager A. Tierney, as Hebron also has ARPA funding. The committee's goal is to improve stormwater runoff in the District. 2. The committee is close to finalizing a decision tree for the board to use whenever they receive a resident's request to use benthic mats in the lake.
2. Dams: 1. F. Hoisl recently reviewed the dam Emergency Action Plan (EAP), which was last updated in April, 2021. Every two to three years a series of inspections must be completed, which is dictated in the EAP. He is proposing a tabletop inspection for October, 2023 – which means a representative from the lake meets with the town of Hebron and their emergency response team to talk through the process of what would happen in an actual dam emergency.
3. Beaches and ROWs: 1. T. Nixon went over the minutes of their February meeting, which are on the website. 2. The committee continues to wonder what, if anything, can be done about the wall on a resident's property next to Francis ROW that is leaning into the lake. The bylaws do not address that issue. A. Connor suggested that T. Nixon write an article for the newsletter asking people to be good neighbors by keeping up their properties. 3. The committee would like to add a bench to Lollipop beach in Jeff Hatch's memory. A. Connor will try to find out the name of the vendor that we purchased the benches from in the past. 4. T. Nixon will get a quote for some simple lean-to paddleboat racks to avoid having paddleboats full of water. 5. They would like to have more signs reminding people that dogs are not allowed on the ROWs in season.
4. Security, Boats: L. Bowen reported that the online lake pass registration form is

almost ready to launch. We will do a soft opening by putting it on the website without advertising at first. The first pickup for those who have registered online will be March 26, with additional dates to be announced soon. Paper forms will also be available.

5. Lebanon Roads: B. Pelegano was not at the meeting but F. Hoisl reported that there were three snow/ice events since the last meeting.
6. Communications: 1. L. Bowen said she has updated the ALD handbook with the new ordinance that was adopted last summer, but to have a complete book, we need to update the intro and the "Best Lake Practices" section. K. Patterson offered to help. 2. F. Hoisl will send L. Bowen a first draft for a future blast about openings on the board, the need for a new treasurer, and the lake manager idea.

K. New Business - Discussion and Possible Action

There was no new business to discuss.

L. Executive session

Motion to go into executive session at 8:56 p.m. (A. Connor/L. Bowen) for the purpose of discussing a contractor, unanimously approved. Motion to end executive session at 9:16 (A. Connor/ J. Greenfield) unanimously approved, with no action taken.

M. Prepare Agenda for Next Meeting

Nothing to add at this time.

N. Adjournment

Motion to adjourn (K. Patterson/A. Connor) passed unanimously at 9:17 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.