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# Amston Lake District

## May 21, 2022 Annual Meeting



# Welcome to the ALD Annual Meeting

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Ducks in the morning  
By Paul Oliver

# Agenda

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- ▶ Call To Order
- ▶ Roll Call of Officers and Directors
- ▶ Introductions of Board of Directors
- ▶ Review of Lake Operations and Committees
- ▶ Approve Past Meeting Minutes
- ▶ Discussion on Lake Health Committee Manager Role
- ▶ Election of ALD Board of Directors
- ▶ Election of ALD Board Officers
- ▶ Tax Collector's Report
- ▶ Treasurer's Report
- ▶ Consider and Act Upon the Proposed Budget for FY 2022- 2023
- ▶ Establish Date for the 2023 District Annual Meeting
- ▶ Adjournment

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# Moment of Silence for Ray DeCormier

# 2021-22 Board of Directors

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- ▶ Frank Hoisl, President
- ▶ Brandon Pelegano, Vice President
- ▶ Anita Connor, Treasurer
- ▶ Liz Bowen, Clerk
- ▶ Al Fichtel
- ▶ Teri Nixon
- ▶ Todd LaMontagne
- ▶ Jeff Greenfield
- ▶ Karen Patterson

# Review Lake Operations: 2021-2022

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- ▶ Sent out 34 Email Blasts to the District
- ▶ Continued to support monthly Board and Special meetings during the pandemic using Zoom formats
- ▶ Implemented Beach Pass Checkers at Main and Lollipop beaches to help manage attendance and assure only residents and guests have access.
- ▶ Implemented an online beach, parking and boat pass distribution system, which allowed for passes to be in residents' hands sooner and well as updated the district resident database.
- ▶ Raised \$255 for the ALD with the online boat auction.

# Review Lake Operations: 2020-2021

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- ▶ Continuing to perform maintenance on all District roads
- ▶ Removed a number of delinquent boats from ROWs and racks after November 1<sup>st</sup> , Collected fines
- ▶ Provided district with ability to pay taxes online
- ▶ With the assistance of a professional Arborist we identified at risk trees on the District's properties and had them removed, will be implementing a long-term tree maintenance plan to address Emerald Ash Borer Beetle

# Review Lake Operations: 2020-2021

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- ▶ Met with representative of both Hebron and Lebanon public works to address excess salt being applied during snow storms
- ▶ Added a handicap entrance and parking spot at Main beach
- ▶ Distributed welcome packages to new residents to help explain the responsibilities of the ALD and ALA organizations
- ▶ Negotiated a reduction in the sanitation contracts to avoid a significant price increase



# Volunteer Recognition

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The Board would like to recognize all the volunteers who stepped up to lend a hand throughout the year.

These donated hours helped greatly in reducing costs, saving time and building community spirit.

Thank you all!



# Lake Health Committee

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- ▶ **Members:** Joyce Clark, Al Fichtel, Kathy Feldman, Les Parlin, Jeff Arpin, Frank Hoisl (Chair)
- ▶ Provided inputs to the town of Lebanon's request for funding suggestions for the \$1.4M American Rescue Plan Act (ARPA )
  - ▶ Improvement of district antiquated storm drain system
- ▶ Provided input to the Town of Lebanon's 20 year Plan of Conservation and Development (POCD) plan to address road maintenance, Storm drain improvements
- ▶ Investigating Biochar options to help with algae maintenance
- ▶ Coordinate water testing samples of 13 locations with Phoenix Labs and Aquatic Ecosystems Research (AER) for evaluation of Stormwater and Deepwater evaluation.

# Lake Health Committee

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- ▶ Continue to upload test data results and District wide lake health information to our website
- ▶ Hosting AER review of 2021 water quality report scheduled for June 25 at the clubhouse
- ▶ Continued working with Town of Lebanon Water Pollution Control Authority (WPCA) to track and ensure all homes are connected to the towns waste water system.

# Beaches and ROWs Committee

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- ▶ **Members:** Teri Nixon (Chair), Maureen Dagon. **Committee Volunteers:** Patty Arnestad, Kathleen Feldman, Jan Garrett, Kathleen Garvie, Karen Hinch, Marge Nichols, Lisa Salerno, Jodi Stubbings, Kelly Verret and Mary Withey,
- ▶ Parking lot clean-up and maintenance at Main and Lollipop Beaches
- ▶ Repainted boat racks at Beaches and ROWs
- ▶ Maintain the brush and debris at Main Dam
- ▶ Weekly raking at Lollipop and Main Beaches
- ▶ Installation of silt fences to prevent sand loss at Lollipop and Cove and Ryan Terrace ROWs
- ▶ Maintenance of the plunge pools and the spillways that feed into the lake
- ▶ Coordinate volunteers to rake leaves from Beaches and ROWs Spring and Fall

# Beaches and ROWs Committee

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- ▶ Assigned lake stewards to each beach and ROW
- ▶ Work with contractors to assign and monitor maintenance needs
- ▶ Goose cleanup when/where needed
- ▶ Manage poison ivy removal in the district
- ▶ Coordinated the update of signage around the lake
- ▶ Support goose and dog clean-up at the beaches
- ▶ Place boulders at Manion ROW entrance
- ▶ Installation of non smoking signs at all beach and ROW entrances in support of ordinance
- ▶ Installed and dedicated a bench on Lollipop beach in memory of Jeff Hatch

# Approving May 22, 2021 Annual Minutes

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- ▶ I move to accept the May 22, 2021 Minutes
- ▶ A Second
- ▶ Any discussion?
- ▶ Time to vote
  - ▶ Zoom Polling

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# Discussion on Lake Health Manager Role

# Lake Health Manager

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- ▶ It is becoming increasingly difficult to adequately support all lake health functions/testing solely with volunteers
- ▶ I would like the opportunity to revisit hiring an individual whose singular focus will be supporting critical lake health data collection activities



# Benefits

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- ▶ Goal of adding position
  - ▶ Improve communication with residents – with regards to lake health activities, gives them a point person to go to with questions
  - ▶ Coordinating all the sampling, testing and evaluation of critical lake health activities to avoid missing opportunities
  - ▶ Point person for Phoenix Labs testing facility as well as AER
  - ▶ Coordinating supplies, collection times, results reporting
  - ▶ Help coordinate volunteer resources
- ▶ Benefits of adding this position on a one-year trial basis
  - ▶ Will allow us to start with limited duties and track time required
  - ▶ Gives us time to evaluate effectiveness of position without long-term commitment

# Cost Estimates

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- ▶ **Proposed cost is \$6,583**
  - ▶ Salary of \$5,000 (200 hours @ \$25/hour)
  - ▶ 200 hours budgeted as follows: 30 hrs/mo (April/May/June/July/Aug/Sept); 3 hrs/mo (Oct – Mar)
  - ▶ Payroll taxes (Soc Sec/FICA) of \$383 (7.65%)
  - ▶ Payroll administration of \$650
  - ▶ Workers' comp insurance of \$350
  - ▶ Some stipend for gas/mileage of \$200
  
- ▶ **Initial position for one-year trial basis**
  - ▶ Will allow us to start with limited duties, track time required & evaluate effectiveness of position

# Next Steps

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- ▶ Hold a town meeting over the summer to discuss more details of the role
  - ▶ Meet with interested candidates
- ▶ Email blast in early July describing position, looking for candidates
- ▶ Incorporate budget request into the 2023-24 budget

# Elections for 2022 - 2023

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Photo by Paul Oliver

# Voting Process Overview

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- ▶ Nominations
- ▶ Brief comment by nominees
- ▶ Zoom polling
- ▶ Winners must get majority of votes to win
  - ▶ If no one gets a majority, there will be a run-off between top two vote getters

# Nominate Directors

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- ▶ Open Positions: Three 3-year terms and one 2-year term available.
  - ▶ Three 3 year terms (Frank, Anita, Todd)
  - ▶ One 2 year term ( Karen)
  
- ▶ Frank and Karen are seeking re-election to the Board.

# Director nominations for 3 year terms

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- ▶ Do we have any nominations to consider for the 3 year terms ?

# Time to vote for 3 year terms

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# Director nominations for 2 year term

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- ▶ Do we have any nominations to consider for the 2 year term?

# Time to vote for 2 year term

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# Elect Officers Overview

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- ▶ Nominations for Officers received
- ▶ Votes taken
- ▶ Officers announced
- ▶ The majority vote getter will be elected as an officer

# Elect Officers for 1 Year Term

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- ▶ **President**
  - ▶ Nominees
  - ▶ Time to Vote
- ▶ **Vice President**
  - ▶ Nominees
  - ▶ Time to Vote
- ▶ **Treasurer**
  - ▶ Nominees
  - ▶ Time to Vote
- ▶ **Clerk**
  - ▶ Nominees
  - ▶ Time to Vote

# Financial Presentation

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Tax Collector and  
Treasurer Reports  
by Anita Connor

# FINANCIAL TOPICS TO BE COVERED

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- ▶ Year-to-date results – April 30, 2022
- ▶ Tax Collections Report – Current Year
- ▶ FY 2022-2023 Proposed Spending Plan & Budget
- ▶ Questions/Discussion

**OPERATING RESULTS YEAR TO DATE APRIL 30, 2022**

	BUDGET	ACTUAL	Difference
TOTAL REVENUE	\$ 169,700	\$ 177,345	\$ 7,645
LESS: Allocation for Lebanon Roads	(20,000)	\$ (20,000)	-
REVENUE - GENERAL FUND	\$ 149,700	\$ 157,345	\$ 7,645
<b>EXPENSES</b>			
ADMINISTRATION, TAXES, INSURANCE	\$ 67,000	\$ 57,858	\$ 9,142
LAKE HEALTH	38,653	21,461	17,192
REPAIRS & MAINTENANCE (incl Tree Plan)	32,500	24,423	8,077
SECURITY	34,750	17,519	17,231
OTHER	1,902	1,400	502
TOTAL - GENERAL FUND EXPENSES	\$ 174,805	\$ 122,661	\$ 52,144
NET INCREASE/(DECREASE)	\$ (25,105)	\$ 34,687	\$ 59,789
Lebanon Road Expenses	\$ 40,000	\$ 19,511	\$ 20,489

RECONCILIATION OF FUND BALANCES – APRIL 30, 2022

	General	Lebanon Roads	Emergency	Invasive Plants	Total All Funds
Fund Balances at June 30, 2021	\$ 70,862	\$ 26,991	\$ 62,350	\$ 125,000	\$ 285,203
Net Activity thru April 30, 2022	\$ 34,687	\$ 489			\$ 35,176
Transfers between funds	\$ (12,500)		\$ 12,500		
Fund Balances at April 30, 2022	\$ 93,048	\$ 27,481	\$ 74,850	\$ 125,000	\$ 320,379



CASH BALANCES		
	7/1/2021	4/30/2022
GENERAL FUND CHECKING	\$ 4,014	\$ 26,537
GENERAL FUND SAVINGS	55,308	62,917
MAIN DAM CHECKING	100	100
LEBANON ROADS CHECKING	26,991	27,481
EMERGENCY FUND SAVINGS	62,350	74,850
INVASIVE PLANTS SAVINGS	125,000	125,000
TOTAL CASH	\$ 273,763	\$ 316,785



AMSTON LAKE DISTRICT

TAX COLLECTIONS

FISCAL YEAR-TO-DATE - APRIL 30, 2022

TOTAL TAXES PER 2020 GRAND LIST (\$149,700 PLUS \$20,000)	\$ 169,700
TOTAL COLLECTIONS - CURRENT TAXES (93.02%)	157,861
TOTAL COLLECTIONS - BACK TAXES (61.55%)	10,387
TOTAL COLLECTED THIS FISCAL YEAR	\$ 168,248
INTEREST AND LIENS ON LATE PAYMENTS AND BACK TAXES	\$ 7,893

# OCTOBER 1, 2021 GRAND LISTS

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- ▶ Hebron 2021 GL \$ 56,066,860
- ▶ An increase of \$ 10,026,625 (22%) over 2020
- ▶ Lebanon 2021 GL \$ 37,556,970
- ▶ An increase of \$ 209,980 (.5%) over 2020

# NET IMPACT OF PROPOSED BUDGETS

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- ▶ General Fund Annual Budget
  - ▶ Spending decrease of \$15,980
  - ▶ Decrease in tax revenue needed \$20,875
  - ▶ Use of general fund surplus of \$30,000
  
- ▶ Lebanon Roads Annual Budget
  - ▶ Spending decrease of \$10,000
  - ▶ No use of surplus - but see separate plan for milling
  - ▶ Increase in tax revenue needed \$10,000

PROPOSED SPENDING PLANS AND BUDGETS

	General Fund			Leb. Roads
	2022-2023	2021-2022	Change	2022-2023
Administrative Costs	\$ 63,981	\$ 59,000	4,981	\$ -
Administrative – ALA Support	8,000	8,000	-	
Lake Health	23,044	38,653	(15,609)	
Repairs & Maintenance	32,500	25,000	7,500	30,000
Security	20,400	34,750	(14,350)	
All Other Expenses	10,900	9,402	1,498	
<b>TOTAL SPENDING PLAN</b>	<b>158,825</b>	<b>174,805</b>	<b>(15,980)</b>	<b>30,000</b>
Proposed Use of Surpluses	(30,000)	(25,105)	(4,895)	---
<b>Proposed Budgets – Tax Revenue</b>	<b>\$ 128,825</b>	<b>\$ 149,700</b>	<b>\$ (20,875)</b>	<b>\$ 30,000</b>

# Consider and Act Upon Proposed Budget for ALD

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## FY 2022 – 2023

- ▶ I Move To Approve the 2022-2023 General Fund Spending Plan of \$158,825 of which \$128,825 will be funded with new tax revenue and the balance of \$30,000 will be funded using General Fund surpluses.
- ▶ Second
- ▶ Any Discussion?
- ▶ Time to Vote

# Voting – General Fund Budget FY 2022 – 2023

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- ▶ Votes Tallied
- ▶ Announce Budget Approved or Rejected

PROPOSED SPENDING PLANS AND BUDGETS

	General Fund			Leb. Roads
	2022-2023	2021-2022	Change	2022-2023
Administrative Costs	\$ 63,981	\$ 59,000	4,981	\$ -
Administrative – ALA Support	8,000	8,000	-	
Lake Health	23,044	38,653	(15,609)	
Repairs & Maintenance	32,500	25,000	7,500	30,000
Security	20,400	34,750	(14,350)	
All Other Expenses	10,900	9,402	1,498	
<b>TOTAL SPENDING PLAN</b>	<b>158,825</b>	<b>174,805</b>	<b>(15,980)</b>	<b>30,000</b>
Proposed Use of Surpluses	(30,000)	(25,105)	(4,895)	---
<b>Proposed Budgets – Tax Revenue</b>	<b>\$ 128,825</b>	<b>\$ 149,700</b>	<b>\$ (20,875)</b>	<b>\$ 30,000</b>



# Lebanon Roads

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- ▶ The Lebanon Roads committee has been investigating methods of improving the District road surfaces
- ▶ The committee is proposing hiring a paving company to resurface roads with millings. This is new to the District but millings are being used by the town of Lebanon on their unpaved roads
- ▶ Pending approval of any needed permissions required by the Town of Lebanon, the roads could be milled immediately
- ▶ Residents of the identified roads will be notified prior to the construction
- ▶ It is estimated that the process could take between 2-3 days
- ▶ This effort will be funded with the estimated current year end surplus
- ▶ We estimate this total project to cost \$23,000 for millings, with additional costs for survey, drainage, etc.
- ▶ The targeted roads are Andrews Street, Bush Road and Scanlon Terrace

# Lebanon Roads

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- ▶ Proposing budget of \$30,000 for FY2022-23
  - ▶ \$22,000 for snow plowing and sanding
  - ▶ \$8,000 for road maintenance/improvements
- ▶ Dedicate year end surplus to costs associated with the intended milling project in 2022-23

# Consider and Act Upon Proposed Budget for Lebanon Roads FY 2022-2023

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- ▶ I Move to approve the 2022-2023 Lebanon Roads Budget of \$30,000 which will be paid by new tax revenues.
- ▶ Second
- ▶ Discussion
- ▶ Vote (Lebanon Residents Only)

# Voting – Lebanon Roads Fund Budget FY 2022 – 2023

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- ▶ Votes Tallied
- ▶ Announce Roads Budget Approved or Rejected

# Consider and Act Upon Proposed Improvement Plan for Lebanon Roads FY 2022-2023

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- ▶ I Move to approve the 3 road improvement plan estimated to cost \$23,000 for millings and if needed, other additional costs such as surveying, drainage, etc. to be funded with road surplus funds.
- ▶ Second
- ▶ Discussion
- ▶ Vote (Lebanon Residents Only)

# Voting – Lebanon Roads Fund Budget FY 2022 – 2023

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- ▶ Votes Tallied
- ▶ Announce Roads Budget Approved or Rejected

# Establish Date for 2023 Annual Meeting

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- ▶ I Move That We Hold The Annual District Meeting On Saturday, May 20, 2023 at a location to be determined.
- ▶ Second
- ▶ Any Discussion?
- ▶ Time to Vote

# Adjournment

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- ▶ I move that we adjourn
- ▶ Second
- ▶ Any discussion?
- ▶ Time to vote

Thank you and have a wonderful summer!





BACKUP