

Welcome to the 2023 Amston Lake District Annual Meeting



Ducks in the morning
By Paul Oliver

Agenda

- ▶ Call To Order
- ▶ Roll Call of Officers and Directors
- ▶ Introductions of Board of Directors
- ▶ Approve May 21, 2022 Meeting Minutes
- ▶ Review of Lake Operations and Committees
- ▶ Election of ALD Board of Directors
- ▶ Election of ALD Board Officers
- ▶ Tax Collector's Report
- ▶ Treasurer's Report
- ▶ Consideration of Funding ALA Clubhouse Repairs/Improvements
- ▶ Consider and Act Upon the Proposed Budget for FY 2023- 2024
- ▶ Establish Date for the 2024 District Annual Meeting
- ▶ Adjournment

2022 - 23 Board of Directors

- ▶ Frank Hoisl, President
- ▶ Brandon Pelegano, Vice President
- ▶ Jim Caines, Treasurer
- ▶ Liz Bowen, Clerk
- ▶ Al Fichtel
- ▶ Teri Nixon
- ▶ Jeff Greenfield
- ▶ Karen Patterson
- ▶ Jeff Arpin

Review Lake Operations: 2022 - 2023

- ▶ Sent out 34 email blasts to the District
- ▶ Continued to support monthly Board and Special meetings during the pandemic using Zoom formats
- ▶ Third year using 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 updated the District resident database and allowed for passes to be in residents' hands sooner

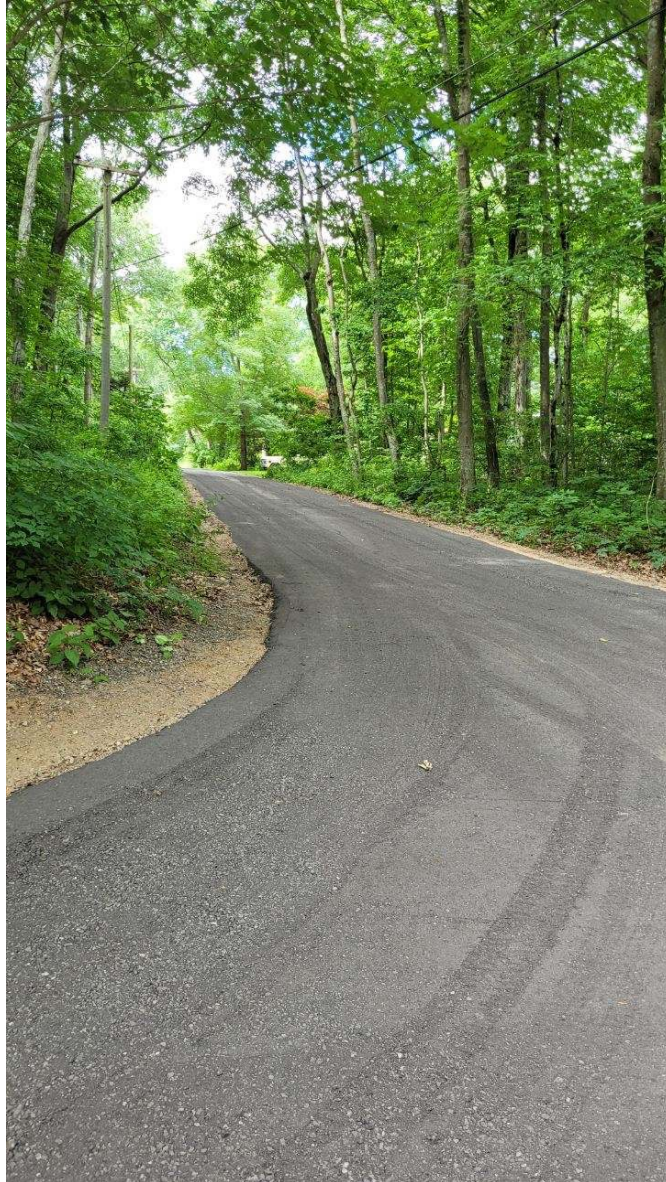
Review Lake Operations: 2022 - 2023

- ▶ Completed major road repairs to Andrews Street, Bush Road and Scanlon Terrace by fine grading, compacting and adding 3" of millings
- ▶ Working with contractor to perform more permanent lasting upgrades to Ryan Terrace, Kelly's Corner and Manion Road by June 30
- ▶ Removed a number of delinquent boats from ROWs and racks after November 1st , Collected fines
- ▶ Raised \$445 for the ALD with the online boat auction

Review Lake Operations: 2022 - 2023

- ▶ Met with representative of both Hebron and Lebanon public works to address excess salt being applied during snow storms
- ▶ Distributed welcome packages to new residents to help explain the responsibilities of the ALD and ALA organizations
- ▶ Upgraded the rip-rap along the Main Dam
- ▶ Removed the Duckpond dam overpass and replaced the security fence









Volunteer Recognition

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

Members: Jeff Arpin (Chair), Joyce Clark, Kathy Feldman, Les Parlin

*Special thanks to Duncan Keith for supporting deep water testing

- ▶ Provided volunteers with training to perform deep water testing
- ▶ Oversaw the plant survey and report that was performed by Aquatic Ecosystems Research (AER) in June
- ▶ Contracted with AER to perform deep water testing
- ▶ Performed weekly beach water E. coli testing
 - ▶ Managed a Main beach closure and retesting activity
- ▶ Attacked an Invasive Species: Eurasian watermilfoil found in the lake.
 - ▶ In June, coordinated the the Diver Assisted Suction Harvesting(DASH) and installation of a benthic mat over the infected area
 - ▶ An additional Eurasian watermilfoil sighting was found in August
 - ▶ Coordinated state and town permitting requirements for herbicide treatment from Lake and Ponds vendor

Lake Health Committee

- ▶ Initiated investigation of weed growth in Lollipop Cove
 - ▶ Requested AER to review quote from Solitude vendor and weigh in on options
 - ▶ Looking to establish a visual of lake parameter to monitor weed growth

- ▶ Created a benthic mat decision tree along with an information sheet on deploying mats by residents
 - ▶ Provides feedback to BOD on all benthic mat requests

- ▶ Undertook the search for a new Limnology company
 - ▶ Company selected and will be transitioning activities immediately

- ▶ Coordinating efforts with the town of Lebanon on Manion Rd storm drain improvements
 - ▶ Performed a camera pipe inspection of the storm drain to determine any obstructions

- ▶ Continuing to update ALD website with water testing results, limnologist and committee efforts

Beaches and ROWs Committee

Members: Teri Nixon (Co-Chair), Karen Patterson (Co-Chair).

Committee Volunteers: Patty Arnestad, Kathleen Feldman, Jan Garrett, Kathleen Garvie, Karen Hinch, Marge Nichols, Lisa Salerno, Jodi Stubbings, Kelly Verret, Mary Withey, John Slauenwhite and Cherie Shaft

- ▶ Installed additional bench at Cove ROW
- ▶ Replaced porta-potty enclosures at both beaches and upgraded to accessible units
- ▶ Replaced bike rack at Lollipop Beach
- ▶ Repaired steps at Ryan Terrace ROW
- ▶ Coordinated fall cleanup of all beaches and ROWs
- ▶ Coordinated seasonal mowing and maintenance at beaches and ROWs

Remaining Beach and Boat Pass Distribution Dates

- ▶ Saturday, May 27, 10:00 a.m. to 1:00 p.m.
- ▶ Saturday, June 10, 10:00 a.m. to Noon
- ▶ Friday, June 23, 4:00 to 6:00 p.m.

Approving May 21, 2022 Annual Minutes

- ▶ Can I get a motion to accept the May 21, 2022 Minutes
- ▶ A Second
- ▶ Any discussion?
- ▶ Time to vote
 - ▶ Zoom Polling

Elections for 2023 - 2024



Photo by Paul Oliver

Voting Process Overview

- ▶ 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

- ▶ Open Positions: Three 3-year terms.
 - ▶ Three 3 year terms (Liz, Al, Teri)
- ▶ Liz, Al and Teri are all seeking re-election to the Board.

Director Nominations for 3-Year Terms

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

Time to Vote for 3-Year Terms

Elect Officers Overview

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

Elect Officers for 1-Year Term

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

Financial Presentation

Tax Collector and
Treasurer Reports
by Jim Caines



Financial Topics to be Covered

- ▶ Tax Collections Report – Current Year
- ▶ Year-To-Date Results – April 30, 2023
- ▶ FY 2023-2024 Proposed Spending Plan & Budget
- ▶ Questions/Discussion

AMSTON LAKE DISTRICT
TAX COLLECTIONS
FISCAL YEAR-TO-DATE - APRIL 30, 2023

TOTAL TAXES PER 2021 GRAND LIST (\$128,825 PLUS \$30,000)	\$158,825
TOTAL COLLECTIONS - CURRENT TAXES (94.5%)	\$150,139
TOTAL COLLECTIONS - BACK TAXES (63.4%)	\$6,235
<u>TOTAL TAXES COLLECTED THIS FISCAL YEAR</u>	<u>\$156,374</u>

INTEREST AND LIENS ON LATE PAYMENTS AND BACK TAXES	\$4,479
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Note; NON-TAX INCOME YTD is \$5,334

OPERATING RESULTS YEAR TO DATE APRIL 30, 2023

	BUDGET	ACTUAL	Difference
TOTAL REVENUE	\$158,825	\$166,187	\$7,362
LESS: Allocation for Lebanon Roads	(\$30,000)	(\$30,000)	\$0
REVENUE - GENERAL FUND	\$128,825	\$136,187	\$7,362
EXPENSES			
ADMINISTRATION, TAXES, INSURANCE	\$71,981	\$62,062	(\$9,919)
LAKE HEALTH	\$23,044	\$16,412	(\$6,632)
REPAIRS & MAINTENANCE (incl Tree Plan)	\$35,000	\$33,212	(\$1,788)
SECURITY	\$25,700	\$17,699	(\$8,001)
OTHER	\$3,100	\$3,435	\$335
TOTAL - GENERAL FUND EXPENSES	\$158,825	\$132,820	(\$26,005)
NET INCREASE/(DECREASE)	(\$30,000)	\$3,367	(\$33,367)
Lebanon Road Expenses	\$30,000	\$5,560	\$24,440

RECONCILIATION OF FUND BALANCES – APRIL 30, 2023

	General	Lebanon Roads	Emergency	Invasive Plants	Total All Funds
Fund Balances at June 30, 2022	\$78,610	\$4,481	\$74,850	\$122,270	\$280,211
Net Activity thru April 30, 2023	\$33,366	(\$5,560)			\$27,806
Transfers between funds	\$10,437	\$30,000	(\$10,437)		
Fund Balances at April 30, 2023	\$122,413	\$28,921	\$64,413	\$122,270	\$308,017

Cash Balances

	7/1/2022	4/30/2023
GENERAL FUND CHECKING	\$1,819	\$38,931
GENERAL FUND SAVINGS	\$65,672	\$51,016
MAIN DAM CHECKING	\$100	\$100
LEBANON ROADS CHECKING	\$4,481	\$28,921
EMERGENCY FUND SAVINGS	\$74,850	\$64,413
INVASIVE PLANTS SAVINGS	<u>\$122,270</u>	<u>\$122,270</u>
TOTAL CASH	<u><u>\$269,192</u></u>	<u><u>\$305,651</u></u>

October 1, 2022 Grand List

Amston Lake Properties

- ▶ Hebron 2022 GL \$ 56,703,940
 - ▶ Increase of \$637,080 (1.14%) over 2021
- ▶ Lebanon 2022 GL \$ 37,956,310
 - ▶ Increase of \$399,340 (1.06%) over 2021

Net Impact of Proposed Budgets

- ▶ **General Fund Operating Budget**
- ▶ 2022 plan is to reduce unspent prior year general funds by \$30,000
 - ▶ Translation: Tax revenue \$30,000, less than general fund expenses
- ▶ This budget to reduce remaining unspent prior year funds

- ▶ Spending increase of \$37,845 from 2022 levels
 - ▶ New limnologist for lake monitoring
 - ▶ Increase in fees to set baseline for year 1
 - ▶ Line item for Clubhouse repairs
 - ▶ Major repairs/refurbishment to inside and outside of building
- ▶ Increase in tax revenue needed of \$21,175 from 2022 tax
 - ▶ Added non-tax revenue of \$7,000 (bank interest, dock & late fees)
 - ▶ Use of general fund unspent prior year funds of \$39,000.

Proposed Budget Item - ALA Clubhouse

▶ Clubhouse repairs

- ▶ Breakdown of the first quote received. It has material/labor breakout
 - ▶ Structural/Exterior (\$14,250)
 - ▶ Back doors
 - ▶ Repair/seal windows casings
 - ▶ Structure repair
 - ▶ Unused heating vent pipe
 - ▶ Rot on roof line and siding
 - ▶ Prepare and paint building
 - ▶ Bathroom windows (2)
 - ▶ Interior (\$9,400)
 - ▶ Create safe access to heater in attic
 - ▶ Bathroom doors (2)
 - ▶ Water heater
 - ▶ Fixtures in Mens bathroom
 - Vanity/sink/toilet

The quote was used as a basis to develop the budget request for this fiscal year
More quotes have been received and are under review
Much work remains before any work is done and money is paid

Proposed Budget

2022-23 plan and 2023-24 proposed budget

	General Fund			Lebanon Roads	Lebanon Roads
	2023-2024	2022-2023	Change	2023-2024	2022-2023
Administrative Costs	\$62,400	\$63,981	(\$1,581)		
Administrative – ALA Support	\$9,000	\$8,000	\$1,000		
Administrative – ALA Clubhouse	\$20,000	\$0	\$20,000		
Lake Health	\$45,500	\$23,044	\$22,456		
Repairs & Maintenance	\$31,200	\$32,500	(\$1,300)	\$24,000	\$30,000
Security	\$24,200	\$20,400	\$3,800		
All Other Expenses	\$3,700	\$10,900	(\$7,200)		
TOTAL SPENDING PLAN	\$196,000	\$158,825	\$37,175	\$24,000	\$30,000
Proposed Income					
Proposed Use of Surpluses	\$39,000	\$30,000	\$9,000		
Proposed Budgets – Other Revenue	\$7,000	\$0	\$7,000	\$0	\$0
Proposed Budgets – Tax Revenue	\$150,000	\$128,825	\$21,175	\$24,000	\$24,000

Consider and Act Upon Proposed Budget for ALD FY 2023 – 2024

- ▶ I Move To Approve the 2023-2024 General Fund Spending Plan of \$196,000 of which \$150,000 will be funded with new tax revenue and the balance of \$46,000 will be funded using Non-tax revenue of \$7,000 and unspent prior year General Funds of \$39,000.
- ▶ Second
- ▶ Any Discussion?
- ▶ Time to Vote

Voting – General Fund Budget FY 2023 – 2024

- ▶ Votes Tallied
- ▶ Announce Budget Approved or Rejected

Proposed Budget-Roads

- ▶ Lebanon Roads
- ▶ Spending decrease of \$6,000 from 2022 levels to \$24,000
 - ▶ Funding will cover snow plowing, sanding and maintenance/improvements
- ▶ A significant portion of current unspent funds will be used for maintenance on the roads before the end of this fiscal year.
- ▶ Tax revenue decrease of \$6,000 from 2022 levels to \$24,000

Proposed Budget

2022-23 plan and 2023-24 proposed budget

	General Fund			Lebanon Roads	Lebanon Roads
	2023-2024	2022-2023	Change	2023-2024	2022-2023
Administrative Costs	\$62,400	\$63,981	(\$1,581)		
Administrative – ALA Support	\$9,000	\$8,000	\$1,000		
Administrative – ALA Clubhouse	\$20,000	\$0	\$20,000		
Lake Health	\$45,500	\$23,044	\$22,456		
Repairs & Maintenance	\$31,200	\$32,500	(\$1,300)	\$24,000	\$30,000
Security	\$24,200	\$20,400	\$3,800		
All Other Expenses	\$3,700	\$10,900	(\$7,200)		
TOTAL SPENDING PLAN	\$196,000	\$158,825	\$37,175	\$24,000	\$30,000
Proposed Income					
Proposed Use of Surpluses	\$39,000	\$30,000	\$9,000		
Proposed Budgets – Other Revenue	\$7,000	\$0	\$7,000	\$0	\$0
Proposed Budgets – Tax Revenue	\$150,000	\$128,825	\$21,175	\$24,000	\$24,000

Consider and Act Upon Proposed Budget for Lebanon Roads FY 2023 - 2024

- ▶ I Move to approve the 2023 - 2024 Lebanon Roads Budget of \$24,000 which will be paid by new tax revenues.
- ▶ Second
- ▶ Discussion
- ▶ Vote (Lebanon Residents Only)

Voting – Lebanon Roads Fund Budget FY 2023 – 2024

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

Establish Date for 2024 Annual Meeting

- ▶ I Move That We Hold The Annual District Meeting On Saturday, May 18, 2024 at a location to be determined.
- ▶ Second
- ▶ Any Discussion?
- ▶ Time to Vote

Adjournment

- ▶ Can I get a motion that we adjourn?
- ▶ Second
- ▶ Any discussion?
- ▶ Time to vote

Thank you and have a wonderful summer!



BACKUP