

# **AMSTON LAKE DISTRICT**

## Board of Directors Regular Meeting Minutes

August 19, 2020 7:00 P.M.

Remote meeting via Zoom

[www.amstonlake.org](http://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, A. Connor, L. Bowen, J. Greenfield, T. Nixon, A. Fichtel, B. Ryan.  
B. Pelegano entered the meeting at 8:18 p.m. Absent: T. LaMontagne.

### **C. Approval of Previous Meeting Minutes**

Motion to approve the minutes from the July 15, 2020 meeting (J. Greenfield/A. Connor). T. Nixon abstained, 5 directors approved and the minutes were approved.

### **D. Presentation of Correspondence**

1. A. Connor received email regarding non receipt of tax bill and address change needed. A. Connor printed off the bill from the website and mailed it to her. 2. Letter from realtor to ALD accompanied reimbursement check from owner of "rogue dock." 3. Email from a resident with questions about "association" fees vs. tax bills. 4. B. Ryan received a letter from a group of residents concerning Ryan Terrace ROW. 5. F. Hoisl received an email from resident notifying us that a tree came down onto ALD property. 6. Resident asking about adding sand to Lollipop beach. 7. Email about the power outage from storm Isaias and how to make residents aware of its effect on grinder pumps—this will be discussed under the Lake Health Committee section.

### **E. Old Business – Discussion and Possible Action**

1. a.) Orange boat and others – A. Connor will send out a letter telling the owners of the boats being stored on the trailer lot that this is their last chance before they are auctioned off. The orange boat at Lollipop that does not have a current sticker will also be receiving the same letter. A. Connor will work with A. Fichtel to send letters to other boat owners that are storing their boats on ALD property and do not have current stickers.

b.) Swim Raft SE Cove: A. Fichtel is concerned about this new swim raft but believes that most of the swim rafts on the lake are outside of the 40' shoreline ordinance. He was hoping that we could decide how best to prevent new swim rafts from being installed beyond the limit. L. Bowen asked about the grandfather clause in the ordinances—F. Hoisl will look into it and discuss with B. Pelegano. F. Hoisl will send a letter to the raft owner reminding them of the 40' ordinance and that they need to notify the BOD when putting a new raft or dock in the lake.

c.) Rogue dock Cove ROW: A. Connor reported that thanks to some last-minute help from B. Pelegano, the ALD has been reimbursed for removal costs and attorney's fees by the dock owner.

2. Trailer parking area: F. Hoisl stated that this area was intended to be a place for residents to store their trailers only during the season. He will talk to ALD attorney Cohen about the legal ramifications of auctioning off the boats that remain in this area.

3. Trash on the points in the NE cove: F. Hoisl contacted the property owner, who said that his caretaker would go out and take a look. L. Bowen reported that there are kids on the point almost every day, and the trash is still accumulating. F. Hoisl will follow up with the owner.

4. Ryan Terrace ROW: F. Hoisl gave the participants in the May, 2020 ordinance violation the opportunity to address the board. Those in attendance who spoke were Dave Bareiss, 151 Deepwood Dr, Lebanon; Michelle Bareiss, 151 Deepwood Dr, Lebanon; and Kathy Pasay, 67 Ryan Terrace, Lebanon. F. Hoisl then read emails from Marge Nichols, 18 Spafford Dr, Lebanon and Rita Kessing, 169 Deepwood Dr, Lebanon, who were unable to attend the meeting. The board will go into executive session at the end of the meeting to make a determination on the matter.

#### **F. Task List and Action Items**

F. Hoisl asked all the directors to go through the task list to make sure that the items that fall under their responsibility are taken care of and to email him if they have any questions.

#### **G. Recognition of Guests, Residents, and Property Owners**

No one asked to be recognized.

#### **H. Receive President's Report**

F. Hoisl said that in the five months that we've been dealing with Covid-19, he's received lots of feedback from residents about how to improve things at the lake. The area has been crowded at times, and our security is doing everything they can to make sure our beaches and ROWs are being used only by our residents. Although we had the option of closing the beaches, it wasn't given serious consideration and for the most part, it's worked out well. He expressed concern that two of the red "social distancing" signs at Main beach have been removed.

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

1. A Connor reported that the July financials have been posted to the website, but Tax Collector Eileen Curtin has been having issues with the QDS system, so the tax collector's report will be posted at a later date. 2. A. Connor reported that in July we collected at least as much in tax dollars as we did last year, meaning that not many residents are taking advantage of the tax deferral option. 3. The July financials show quite a bit of administrative expenses in July, as the ALD made the \$8,000 contribution to ALA, paid the full annual insurance premium of \$8,900, and recorded the full annual ALD property tax bills for the towns of Hebron and Lebanon. 4. A. Connor received permission from the state to destroy certain old ALD records and will meet with L. Bowen next week to get the boxes together.

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

1. Lake Health: 1. Aquatic Ecosystem Research (AER) completed the plant survey at the lake in July and we should receive their report in a few months. 2. Representatives from the town of Lebanon visited the Manion Road washout area. There was discussion about the town's responsibility for this area because

it's also fed by some town roads. The committee will continue to follow up on this. 3. A survey was completed for Lollipop beach and will be submitted to the town so that we can begin to get pricing on repairing the road run-off and spillway area. 4. F. Hoisl will contact the towns of Lebanon and Hebron to see if they have a protocol to follow regarding grinder pump operations during power outages that can be communicated to our residents. 5. In accordance with the ALD bylaws, F. Hoisl nominated six residents to serve on the committee: Jeff Arpin, Joyce Clark, Kathy Feldman, Kathy Garvie, Al Fichtel, and Les Parlin. They will be voted on at the next meeting.

2. Beaches and ROWs: 1. T. Nixon emailed the committee's proposed redesign for Ryan Terrace ROW earlier in the week and asked for discussion. F. Hoisl asked if any of the other ROWs or beaches were being discussed at their meetings. 2. The committee recommended that Francis ROW be surveyed and that it might need another boat rack. A. Connor said she lived next door to this ROW since 2003 and offered to share some of the history with Teri. 3. B. Ryan said that by turning the new boat rack at Ryan Terrace 90 degrees, it would solve the problem of gaining access to that rack. 4. A contractor has been hired to remove the tree at Lollipop beach that fell in the storm. The committee is working on a plan for other Lollipop repairs and improvements. 5. A. Fichtel offered to meet with T. Nixon to discuss the Elsmere plunge pool because it needs more than a simple repair and might need to be re-worked. 6. The committee is waiting for approval from the town of Hebron for repairs planned on the wall at the Oakland ROW. 7. Other committee ideas: designated smoking areas at the two beaches and installing solar lights at the parking lots. 8. A. Connor reminded the board that as contractors are hired for repairs, they must have current Certificates of Insurance. 9. A. Connor said that regarding the solar lights, any time there is an expense of more than \$2,500, the residents must approve it at a special meeting and they would need to present all the details of the solar lighting proposal to the BOD first. 10. F. Hoisl said that the committee is following through on a plan that B. Pelegano had started with our contractors to make a list of yearly maintenance activities, so that nothing gets lost from year to year. T. Nixon thanked B. Pelegano for implementing the plan. 11. F. Hoisl stated that at the Lake Health Committee meeting, it was pointed out that sand had migrated to certain areas around the lake, and perhaps that sand could be reclaimed for the beaches, instead of adding new sand.
3. Security, Boats: 1. A. Fichtel reported that he's begun placing warning stickers on boats and cars without tags. He feels that security went much better than it had in the past, even though there were some problems. The signs and the stickers have helped. He has personally helped out at times and come across Hebron residents who thought they could use the beach even though they didn't live in the District. T. Nixon stated that she didn't think security was better this year, but had heard one of the guards had been fired, so the situation at Lollipop was better. A. Fichtel said that the ALD did not fire the guard. The security company was asked to replace him with another employee as there had been problems with a resident. F. Hoisl suggested that the directors ask each other when they have questions, and not engage in rumor and social media. We are in an unprecedented time with Covid-19 this year. 2. A. Fichtel will talk to B.

Pelegano about doing the boat auction.

4. Lebanon Roads: B. Pelegano stated that he would like to extend the snow contract with BASE Construction at the same price for the upcoming year as allowed in the contract. It will be the first of two yearly renewal options. He thanked residents Jeff Hatch and Doug Bowen for their help in putting together the plan that F. Hoisl mentioned earlier for the annual maintenance to be done on the beaches and ROWs.

#### **K. New Business - Discussion and Possible Action**

1. Combining of Funds: A. Connor said that because there might be projects that would resolve this issue we should hold off on discussing this for now.

#### **L. Executive Session**

Motion to go into Executive Session at 9:17 p.m. (A. Connor/B. Ryan) for the purpose of discussing actions regarding Ryan Terrace.

Executive session ended at 9:46 p.m. F. Hoisl moved to have a total \$100 fine be split among the four families (\$25 each) for the ordinance violation at Ryan Terrace ROW. The families involved were Rita Kessing, Marge Nichols, Dave & Michelle Bareiss, and Walter and Kathy Pasay. A Connor moved to amend the motion to have a single \$100 fine be assessed on the group as a whole. After a short discussion, B. Ryan seconded the original motion. Six directors voted in favor, one voted against, and the motion to fine each family \$25 passed.

#### **M. Prepare Agenda for Next Meeting**

A. Connor asked that we add the Welcome Letter for next month, but after a quick discussion it was decided that with a few minor edits it is ready to be sent out now.

Prior to adjournment, A. Connor had an addition to ALD's Correspondence—that the ALD received a letter from Lebanon Town Planner Phil Chester. The letter stated that after a site inspection and review of the As-Built survey, the town considers the Ryan Terrace ROW project to be complete and that any new work for this site would require a new permit from the town.

#### **N. Adjournment**

Motion to adjourn (A. Connor/L. Bowen) passed unanimously at 9:57 PM.

Respectfully submitted by,  
Liz Bowen, Clerk  
Amston Lake District

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