

AMSTON LAKE DISTRICT

Board of Directors Regular Meeting Minutes

July 21, 2021 7:00 P.M.

Remote meeting via Zoom

www.amstonlake.org

A. Call to Order

The meeting was called to order at 7:03 p.m.

B. Roll Call of Officers and Directors

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

C. Approval of Previous Meeting Minutes

Motion to approve the minutes from the June 16, 2021 meeting (K. Peterson/A.Connor). Six directors approved, one abstained, motion passed.

D. Presentation of Correspondence

K. Peterson: Resident injured himself at Main beach on the new fence posts and was concerned that others might be at risk. K. Peterson talked to the resident and installed tennis balls on the posts as a temporary solution. **A. Connor:** Resident inquired about a tent/garage installed on Jackman Road in Hebron that was blocking other residents' lake view. A. Connor suggested to the resident that she contact the town. **A. Fichtel:** Resident notified us that her granddaughter jumped over the rope at Main beach and snapped it. **T. LaMontagne:** 1. Cove Road resident concerned about dead tree on Amston Lake District (ALD) property that could be in danger of hitting her house if it falls. 2. Resident asked if the board dealt with blighted properties. It was suggested that she call the town. **B. Pelegano:** 1. Resident reported adults urinating on the shed at Main beach. 2. Resident sent pictures of the large amount of trash left behind at Main beach from fireworks on July 4. The board publicly thanked Georgia Libonati for picking it all up. 3. Resident with concerns about the fireworks on ALD property and the possibility of someone suing the District. This will be discussed under New Business. 4. Resident emailed about water runoff on Catherine Street from the heavy rains. A contractor has been contacted. **F. Hoisl:** 1. Resident at 207 Deepwood, Hebron contacted the ALD about a large tree that fell into the lake, but it was determined that the tree was originally on the resident's own property. K. Peterson suggested the resident should have some oil-absorbing mats handy to take care of any oil that might go into the lake from using a chain saw to remove the tree. 2. Resident reported a dock had washed up on the shores of Lollipop beach and has not been retrieved.

E. Old Business – Discussion and Possible Action

1. Fireworks: F. Hoisl contacted the ALD attorney regarding the illegal fireworks in the District. The attorney said we are doing everything right by having the prohibition in our bylaws, posting signs, website postings, and sending email blasts. F. Hoisl asked the board to think about what we might do differently for 4th of July next year – i.e., closing the beaches early, hiring off-duty police. A. Connor said that if we are considering hiring security for the night, we will need to discuss this in early spring and add it to the 2022-23 budget. A. Fichtel suggested that if residents see illegal

activity, they should call the police.

2. Benthic barriers: F. Hoisl had sent the board a summary report about the use of benthic mats from the Lake Health Committee, based on information from Aquatic Ecosystems Research's (AER) plant survey. A. Fichtel said the mats could be used for control in very small areas, around swim platforms or docks, but must be installed early and removed within 60 days as they will kill everything (plants, mussels, bass, crayfish) underneath. He went on to warn that the AER reports show that because of all the native weeds we currently have, it makes it inhospitable for invasives to make their way in. Discussion ensued. The committee is developing an application for homeowners to install these mats. F. Hoisl reported that there is another benthic mat in the lake and will contact the homeowner by mail and by phone regarding this possible ordinance violation. A. Connor asked if we, as a governing body, are being pro-active enough to let new, as well as current, residents know that they must come before the BOD before doing anything at their lakefront. She suggested we add that notice into the welcome package.
3. Land donation Deepwood Drive, Lebanon: Resident owns a property in Lebanon that is taxed as one parcel, but is made up of five lots. They are interested in splitting off two of the lots on Deepwood Drive, and donating them to the District. J. Greenfield reported that he and B. Pelegano walked the lots and recommends that we accept the owner's generous offer. The Board questioned the tax impact to the District of accepting the lots. A. Connor said the last lot that was donated on Cove Road was still being taxed as residential land for approximately \$1100. However, soil scientist Wes Wentworth was hired to evaluate the previous lot donated on Deepwood Drive, and when it was determined to be wetlands, the tax bill was reduced to \$171. She will call Mr. Wentworth to get a price on evaluating the Cove Road lot, and discussion of the current donation was tabled until the owner takes the steps to subdivide.

F. Task List and Action Items

F. Hoisl reviewed the next few months of tasks to be completed, including planning for the boat auction, scheduled maintenance, cleaning behind the dam, and scheduling road repairs.

G. Recognition of Guests, Residents, and Property Owners

Ted & Susan Strickland, 365 Deepwood Drive, Lebanon. 1. He lives next door to the lots to be donated and says they are very wet, and believes it would be beneficial to keep them as empty lots. 2. He asked what the plan is for the ash trees on the ALD property on the other side of his lot, which was another donated property. F. Hoisl explained that the initial focus of the tree management plan was on locations that presented risk to the greatest number of people, especially the beaches and ROWs.

John Matra, 265 Deepwood Drive, Hebron. 1. He is president of the Amston Lake Association (ALA) and reported that at their meeting on Saturday, the ALD newsletter was very well received. 2. He and T. LaMontagne and K. Patterson are working on a new joint (ALA/ALD) welcome letter for new residents and will have a draft to present to the ALD board at the August meeting. 3. He reminded everyone that Lake Day is August 7.

H. Receive President's Report

F. Hoisl reported that on June 18, a 27-year-old man was in a boating accident on the lake and passed away later that night at Windham Hospital. He reminded everyone to use all necessary precautions around the lake and then asked for a moment of silence in honor of the young man and his family.

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

1. A. Connor stated that the June Treasurer's Report posted on the website is a preliminary report, as it is also the end of the fiscal year, and she may have to make some small adjustments if invoices come in later this summer. 2. Last fiscal year, ALD budgeted to spend \$50,000 of surplus and only used \$5,000; the Road fund generated \$19,000 in new surplus because of the mild winter. F. Hoisl agreed with A. Connor's statement last month that budgets should be looked at halfway through the year to manage spending. 3. After disposing of quite a few paper records with permission from the state, ALD was able to downsize their off-site storage unit. There remains a small fire-proof safe that we no longer need, which can be added to the boat auction in the fall. 4. A. Connor also recommended that ALD records be reviewed once each year and then disposed of per state retention guidelines so that they don't build up again. 5. The Tax Collector's report has been posted to the website.

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

1. Lake Health: 1. F. Hoisl reported that the committee continues to do storm- and deep-water testing. 2. At the presentation at the clubhouse last month Aquatic Ecosystems Research (AER) limnologists said that the algae in Amston Lake this year is no more or less than the other lakes they work with, and that it is now starting to wane. F. Hoisl was pleased with their presentation, as well as the participation from the residents, and hopes to do more of these presentations in the future. 3. A. Fichtel has contacted a company to supplement the towns' once-a-year spring cleaning of the catch basins. Hiring the company for a day in the fall would cost \$2600, including cleaning any plunge pools, storm drains and catch basins, and dumping the material on-site, at perhaps one of the ALD properties. A. Fichtel is going to contact one of our regular contractors for guidance on how best to handle the material, and will come back with a proposal for the BOD at a later meeting.
2. Beaches and ROWs: 1. The committee did not meet this month, but T. Nixon reported on each beach and ROW. Main beach: handicapped access has been installed, the beach is being raked once a week but might go to once per month to keep costs down. Elsmere ROW: cleanup has been completed, waiting for a quote for further erosion control. Francis ROW: the committee would like a survey done so that another boat rack could be installed. Oakland ROW: was raked by hand, but a lot of burr weeds remain so will be done again with equipment. Cove ROW: a contractor will be contacted to remove the board. Lollipop beach: there is a boat in the launch area and other boats that are full of water; trimming of the bushes down the pathway has started and should be completed this week. Spafford: need a quote to move the boulder in the water. Dam: awaiting quotes for DEEP-required cleaning of both sides of the dam. Ryan Terrace ROW: T. Nixon said the committee believes the area of non-disturbance is bigger than it's supposed to be. They have

proposed trimming the area back, leveling the stumps, and adding topsoil. F. Hoisl suggested a meeting at the site to see what they've proposed. He wants to make sure that we don't violate our IWC permit with further modifications.

3. Security, Boats: 1. A. Fichtel reported that there is starting to be compliance with residents displaying their car tags, and that the pass checkers are doing a great job.
4. Lebanon Roads: 1. B. Pelegano was not at the meeting but emailed that he met with the contractor who plans to conduct some road repairs on 4 or 5 roads that have major ruts due to storms, and will reshape them as well to assist with proper water runoff.
5. Communications: 1. L. Bowen said that the revised ordinances are on the website and that she will work on creating separate documents for the bylaws and "Best Lake Practices." A. Connor said she recently received several flash drives from a former board member that might have the original Word documents on them.
2. The 2021 newsletter is on the website and L. Bowen encouraged residents to pick up their print copies, which are available in the brochure box on the outside of the clubhouse.

K. New Business - Discussion and Possible Action

1. Duck pond dam: B. Pelegano had proposed this topic and since he was not at the meeting it was tabled until next month.
2. F. Hoisl stated that often there are lake-related items that the committees or the board can't get to and would like the board to form an exploratory committee regarding the idea of a lake manager. K. Peterson agreed to head up the committee and coordinate board comments.

L. Prepare Agenda for Next Meeting

Discussion of the welcome letter and duck pond dam will be added.

M. Adjournment

Motion to adjourn (L. Bowen/K. Peterson) passed unanimously at 9:30 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.